

**61, 63 & 65 CHARLOTTE STREET
LONDON
W1T 4PF**

PRELIMINARY DETAILS

**TO LET / FOR SALE
SELF-CONTAINED GROUND AND LOWER GROUND UNIT
WITH WINDOW FRONTAGE IN THE HEART OF FITZROVIA**

SUITABLE FOR OFFICE / MEDICAL / SHOWROOM / RETAIL OCCUPIERS



7,241 SQ FT / 672.70 sq m

DESCRIPTION

The attractive building was constructed in 2017 and comprises offices over ground and lower ground floors, three retail units fronting Charlotte Street and residential apartments over 1st to 4th floors which are accessed via a private entrance.

The available office accommodation benefits from a dedicated entrance onto Charlotte Street although there is scope of create a second entrance with window frontage by including one of the retail units which is currently vacant and available.



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LOCATION

The property is situated on the west side of Charlotte Street in between the junctions of Tottenham Street and Goodge and opposite the junction with Scala Street.

The area is very well served by public transport with Goodge Street, Tottenham Court Road and Warren Street stations all within easy walking distance and numerous bus routes operation in the immediate vicinity.

This vibrant Fitzrovia location boasts many fine restaurants, cafes and hotels making this one of the most sought-after areas for office occupiers.





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AMENITIES

- Fully air conditioned
- Raised access floors
- DDA Compliant
- Private WCs
- Self contained entrance
- High quality fit out
- Good natural light
- Window frontage to Charlotte Street
- Fully fitted kitchens
- Feature internal staircase

TERMS

A new FR&I lease to be agreed, outside of the provisions of the Landlord & Tenant Act 1954.

ACCOMMODATION

The floor areas are as follows: -

Floor	Size (Sq Ft)	Size (Sq Ft)
	NIA	GIA
Ground Floor	3,324	3,710
Lower Ground Floor	3,781	5,323
Optional - Ground floor retail unit	136	159
Total	<u>7,241</u>	<u>9,192</u>

RENT/PRICE

£595,000 per annum exclusive of business rates and VAT.

Consideration will be given to a sale of a new long leasehold interest or possibly the freehold interest – prices upon application.

RATES

Approx. £92,685 per annum payable (excluding retail unit).

As is customary interested parties are advised to verify the accuracy of the business rates information directly with the Valuation Office.

LEGAL COSTS

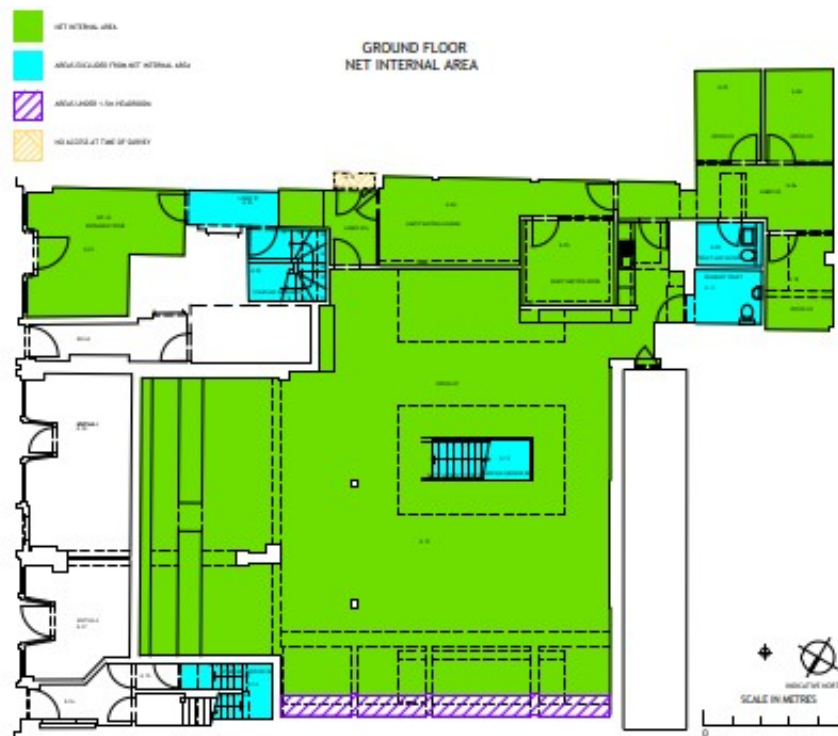
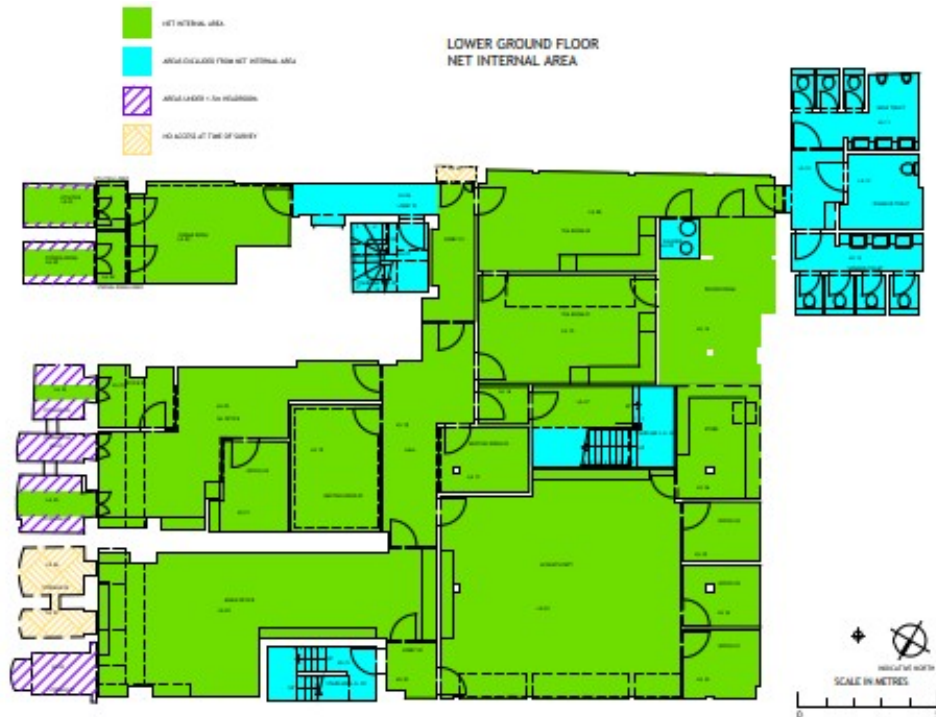
Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

To be agreed.



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Viewings by arrangement through sole agents Noble Harris:-

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