



## **REFURBISHED OFFICE BUILDING WITH ROOF TERRACE**

**TO LET**

**24/25 SCALA STREET LONDON W1**

**3,645 SQ FT**

### The Area

Occupying a corner position at the junctions of Scala & Whitfield Streets in the heart of the creative area of Fitzrovia. Tottenham Court Road and Goodle Street underground stations are within a few moments walk.



**020 7499 6070**

The Statements contained in these Particulars are believed to be correct and are for guidance purposes only. Their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements is to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. All prices and rentals quoted are exclusive of VAT (if chargeable).

Simon Korn Ltd. Registered Address: 13 Station Road London N3 2SB. Registered No: 7933382



THE SPACE

Comprises the entire upper part offices arranged as open plan floors capable of easy subdivision due to the superb natural light as follows:

First Floor	903 sq ft	84 sq m
Second Floor	903 sq ft	84 sq m
Third Floor	903 sq ft	84 sq m
Fourth Floor	937 sq ft	87 sq m
Roof Terrace		
<b>TOTAL</b>	<b>3,645 sq ft</b>	<b>339 sq m</b>

THE SERVICES

- Automatic passenger lift
- Comfort cooling
- Raised floors
- Capped off services
- W.C.'s on each floor
- Plastered ceilings
- Generous natural light throughout
- Large roof terrace with decking

THE TERMS

Lease        A new lease by arrangement

Rent         £75 p sq ft

Rates        £16.15 p sq ft 2017/18

HOW TO VIEW

Call Thomas Korn or Joshua Gilbery  
020 7499 6070