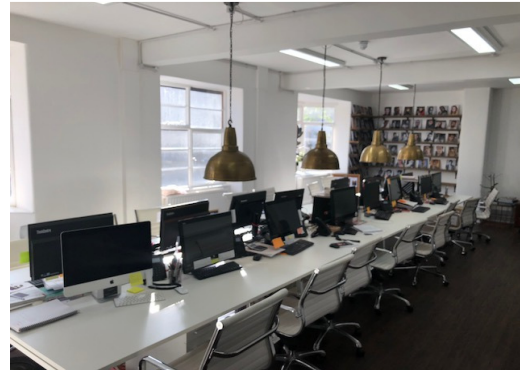




43-45 CHARLOTTE STREET, FITZROVIA W1

BRIGHT MEDIA STYLE OFFICE SPACE

1,000 SQ FT



LOCATION The property is situated on the west side of Charlotte Street just to the South of the junction with Goodge Street. The Charlotte Street Hotel is a few doors away, in addition to a variety of restaurants, bars and shops.

DESCRIPTION: Comprises the entire 1st floor media with exposed brickwork and wood flooring totalling approximately 1,000 sq ft currently laid out in open plan layout with a small office, kitchenette and its own WC facilities.

AMENITIES:

- * Good natural light
- * Expose brick work
- * LED lighting
- * Fitted Kitchenette
- * Wooden flooring
- * CAT 5e cabling
- * Fully Fitted
- * Own WC's

LEASE: An assignment of the existing lease expiring 20th January 2021. There is a tenant only to determine on 24th June 2019, subject to 6 months prior written notice together with a rent review. If the lease is not determined there is a 2 month rent free period available.

RENT: £60,000 per annum (£60.00 per sq ft).

RATES: £17,640 per annum payable (£17.64 per sq ft)

S/C: £4,545.00 for 2018/19 (£4.55 per sq ft).

POSSESSION: Immediate upon completion of legal formalities.

VIEWING: Please contact Joshua Gilbery or Thomas Korn to arrange an inspection.