

## NEW INSTRUCTION

**1-3 CHARLOTTE STREET, W1**

**APPROX. 614 – 1,228 SQ FT (189.5 – 379 SQ M)**

**FULLY FITTED OFFICES TO LET**



"Image courtesy of CoStar"

**1-3 Charlotte Street  
Fitzrovia  
London  
W1**

- Fitted out accommodation
- Excellent natural light
- 24 hour access
- Prime West End location
- Shower facilities

## LOCATION

1-3 Charlotte St is located on a prominent corner site at its junction with Charlotte Street and Percy Street. Goodge Street (Northern Line), Tottenham Court Road (Northern, Elizabeth and Central Lines) and Oxford Circus (Bakerloo, Central & Victoria Lines) Stations are all within a short walking distance.

The property is in a in ther heart of London's Fitzrovia area which offers a diverse range of restaurants, cafes and pubs such as the Charlotte Street Hotel and Fitzroy Tavern.

## DESCRIPTION

The available premises comprise high quality, fully fitted office accommodation.

Amenities:

- Fully Fitted
- Cabled, live telecoms connection
- 24-hour access
- Good ceiling height
- LED lighting
- Excellent natural light
- Kitchenette
- WC's
- Shower facilities

## ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
4 <sup>th</sup> Floor	640	189.5
1 <sup>st</sup> Floor	640	189.5
Total	1,228	379

## TERMS

The offices are available by way of a new lease direct from the landlord, for a term by arrangement.

## OUTGOINGS

Inclusive Rent:

4<sup>th</sup> Floor: £130,000 per annum

1<sup>st</sup> Floor: £130,000 per annum

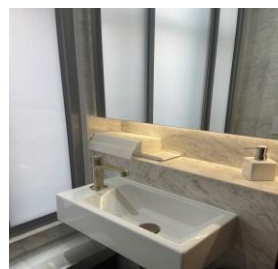
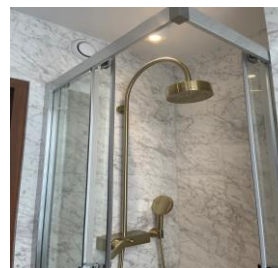
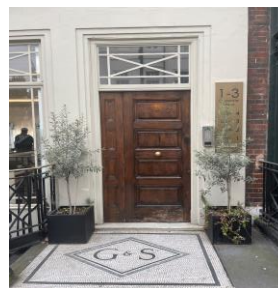
## VAT

The property is elected for VAT.

## EPC

The EPC rating for the premises is B-50.

## SUBJECT TO CONTRACT



## Viewing strictly by appointment

Guy Nicholas

[guy.nicholas@carterjonas.co.uk](mailto:guy.nicholas@carterjonas.co.uk)

Tel: 07841 684 880

Ed Caines

[ed.caines@carterjonas.co.uk](mailto:ed.caines@carterjonas.co.uk)

Tel: 07966 188 632

## IMPORTANT INFORMATION

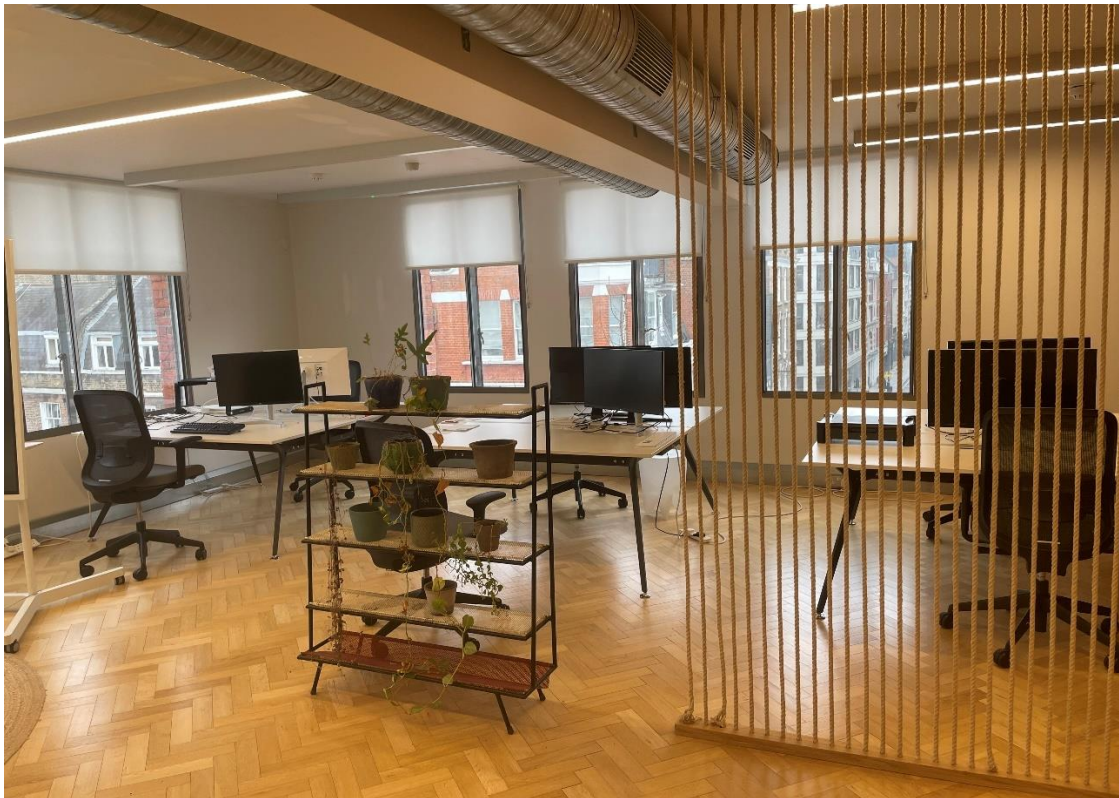
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Classification 2 - Business Data

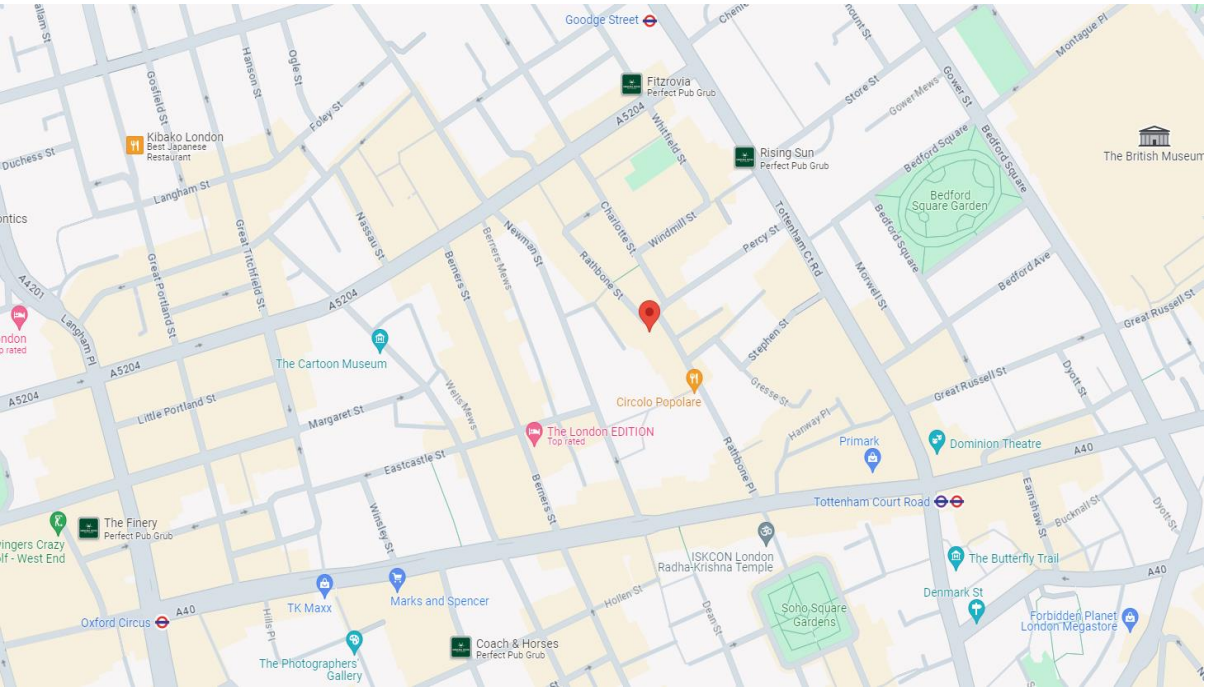
# Carter Jonas



**1<sup>st</sup> Floor**



**4<sup>th</sup> Floor**



**Location Plan (not to scale)**