

OFFICES TO LET

6 FLITCROFT STREET LONDON, WC2H 8DJ



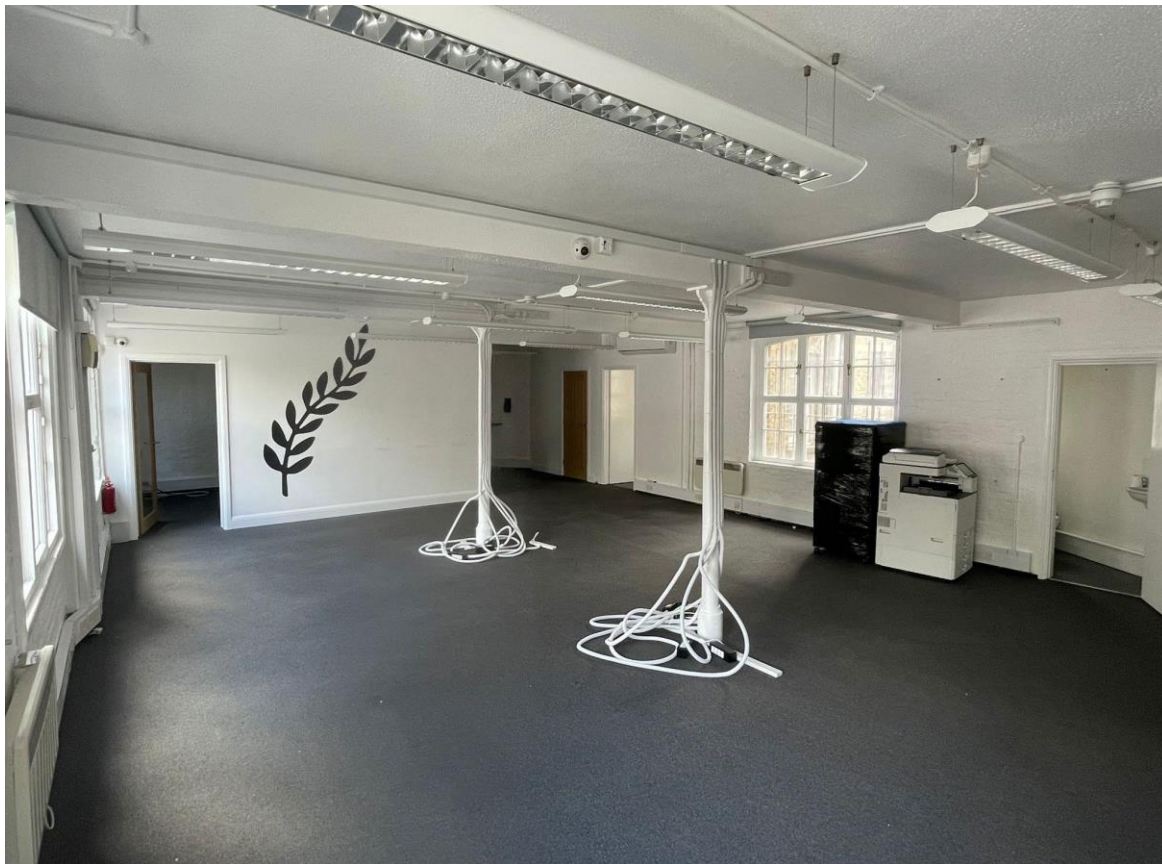
- Self-Contained office suites
- Meeting rooms
- Kitchen/tea point with breakout space
- Nearby Tottenham Court Road station
- Demised WC's
- Flexible availability

LOCATION

The property is located on Flitcroft Street, just off Denmark Street, the heart of London's West End. The area benefits from excellent transport links, with Tottenham Court Road Underground Station situated within walking distance, providing direct connections across central London through the Central, Northern and Elizabeth Lines.

DESCRIPTION

The property comprises self-contained office suites arranged over first and second floors. The accommodation provides open-plan office space suitable for a variety of occupiers. Both floors benefit from a fitted kitchen, a demised meeting room, WC's, air-conditioning, perimeter trunking and good natural light. Floors can be taken individually or as a whole depending on tenant requirements.



ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

AREAS		
1st:	93.83 sq m	1,010 sq ft
2nd:	90.49 sq m	974 sq ft
Total:	184.32 sq m	1,984 sq ft

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

PLANNING

Use Class E - Office.

VAT

The property is elected for VAT.



ENERGY PERFORMANCE CERTIFICATE

D(94).

SERVICE CHARGE

TBC.

QUOTING RENT

£35 per sq.ft.

TENURE

A new lease is available directly from the Landlord.

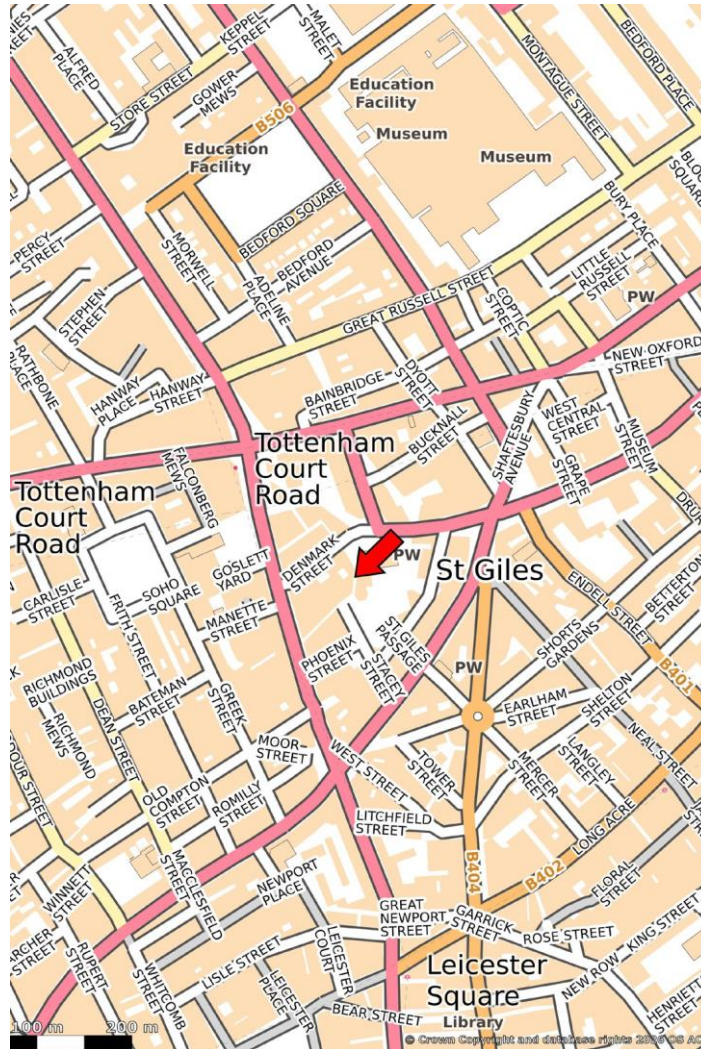
LEGAL COSTS

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



VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



BILLY ROBINSON

billy.robinson@g-s.co.uk

07471 533 559



CHARLIE WEST

charlie.west@g-s.co.uk

07969 551 072

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham +Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.