



Stunning newly-fitted office space in Fitzrovia

- Exposed air conditioning
- Staffed reception
- Passenger Lift
- Terrace (3rd Floor)
- LED lighting
- Bike storage & showers

Maple + Midford

4-8 Maple Street, London, W1T 5HD



Summary

Available Size	4,075 to 8,776 sq ft / 378.58 to 815.32 sq m
Rent	£95 per sq ft
Rates Payable	£32.57 per sq ft Estimated
Service Charge	£18.07 per sq ft
EPC	B (29)

Property Highlights

Comprehensively refurbished in 2017 by renowned architects Buckley Gray Yeoman, Maple + Midford provides high quality office space in prime Fitzrovia. The 2nd and 3rd floors are available newly fitted to a high standard on a new lease direct from the landlord. The third floor benefits from a spectacular roof terrace with stunning views.

Location

Maple + Midford is prominently situated on the north side of Maple Street, between Tottenham Court Road and Whitfield Street. The immediate surroundings boast an mix of thriving speciality shops, galleries, restaurants, cafés and bars. In terms of transport, the building is enviably located within a 3 minute walk of Warren Street tube, 5 minute walk of Goodge Street station, and 10 minutes of Tottenham Court Road underground and Euston mainline station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,075	378.58	Under Offer
2nd	4,701	436.74	Available
1st	4,852	450.77	Let
Ground	5,765	535.59	Let
Total	19,393	1,801.68	



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