

**MAKING
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SHW



TO LET

OFFICES AVAILABLE 3,317 - 16,550 SQ FT (308.15 - 1,537.5 SQ M)

3-8 Carburton Street, Fitzrovia, W1W 5AJ

DESCRIPTION

3-8 Carburton Street provides bright CAT A accommodation offering open plan workspace in a well-connected West End building. The floors present an economical option for occupiers who value flexibility and centrality.

The floor benefit from natural light on three sides and the passenger lifts open directly onto the floor.

LOCATION

Positioned next to Great Portland Street and Regent's Park, the property is surrounded by a strong mix of healthcare, education, research, and creative occupiers, contributing to its suitability for a wide range of uses. Transport connectivity is excellent, with easy access to Underground stations and the wider amenities of Fitzrovia.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
1st Floor	3,341	310.38
2nd Floor	3,317	308.15
3rd Floor	3,285	305.18
4th Floor	3,285	305.18
5th Floor	3,322	308.61
TOTAL	16,550	1,537.50

AMENITIES

- Goods lift and two passenger lifts
- Staffed Reception
- CAT-A
- Economic
- Great Natural Light
- Perimeter Trunking
- Central Location
- Flexible Floorplates

RENT

On application

RATES

The Rateable Value of the property is being assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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