

Ramillies House, 1-2 Ramillies Street, London, W1F 7LN

Exceptional value educational / office space to let in the heart of the West End



- The property benefits from existing educational use (F1) consent
- The property is NOT elected for VAT
- Sitting on the eastern side of Ramillies Street, 2 minutes from Oxford Circus station
- Well suited to Educational or Office use
- Available on a fully fitted and furnished basis
- Short term lease available until September 2026, or a new lease direct from the Landlord
- Available at a rent of £39.50 per sq ft (inclusive of service charge and utilities)

Office

TO LET

14,111 sq ft

(1,310.95 sq m)

Ramillies House, 1-2 Ramillies Street, London, W1F 7LN

Summary

Available Size	14,111 sq ft
Rent	£39.50 per sq ft Inclusive of service charge and utilities.
EPC Rating	D

Description

Arranged over basement, ground and four upper floors, the premises are offered with the fit out and furniture in situ and therefore can be readily occupied with minimum expenditure.

The building also benefits from a passenger lift and air conditioning.

Location

The property is located on the eastern side of Ramillies Street, less than a 2 minute walk from Oxford Circus station (serving the Central, Victoria and Bakerloo lines). Tottenham Court Road underground station is also within easy walking distance, offering access to the Central and Northern lines as well as the Elizabeth Line.

Accommodation

The accommodation comprises the following areas:

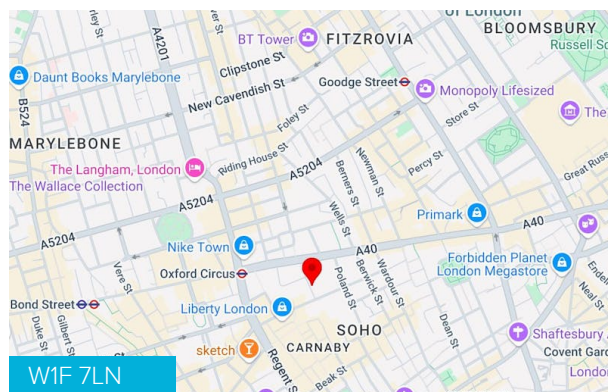
Name	sq ft	sq m	Availability
4th	1,342	124.68	Available
3rd	3,268	303.61	Available
2nd	3,268	303.61	Available
1st	3,203	297.57	Available
Ground	1,277	118.64	Available
Basement	1,753	162.86	Available
Total	14,111	1,310.97	

Viewings

Via Cluttons or our joint agents, Savoy Stewart.

Terms

The premises are available by way of sublease or assignment of the existing lease for a term until September 2026. Alternatively, a longer term lease is available from the Landlord.



Viewing & Further Information



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CLUTTONS

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