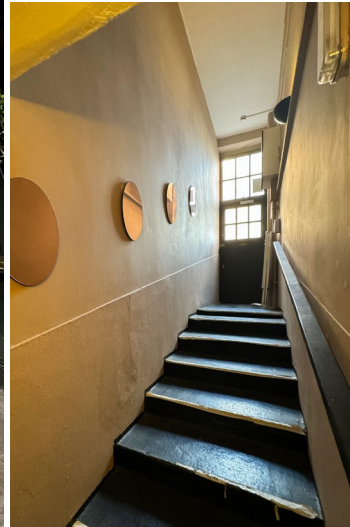


TO LET
SUITABLE FOR BUSINESS CLASS E
(RETAIL, MEDICAL, OFFICES ETC.)
45A RATHBONE STREET, LONDON, W1T 1NW



Lower Ground Floor – 511 SQ.FT. (47.47 SQ.M.)

LOCATION (GOOGLE MAPS [LINK](#))

The property is located at the junction of Rathbone Street and Charlotte Place, which is a short walk from Goodge Street 0.2 mile Warren Street 0.5 miles) Tottenham Court Road 0.2 miles) underground stations The property is in close proximity to a number of food and drink establishments such as Tonge Brisket, Vagabond Wines, Kua Aina Salt Yard, One Turnand and Wrap It Up The property is a short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

DESCRIPTION

This lower ground floor office benefits from a kitchenette, demised WC, wall mounted radiators, spot lighting, trunking, outside area, wall mounted perimeter desking and entry phone system

LEASE

A new Full Repairing & Insuring Lease is available direct with the Landlord for a term by arrangement outside the Landlord & Tenant Act 1954.

EPC

Available on request.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

FINANCIALS

Area	Fitzrovia
Size	511
Quoting Rent (p.a.) exc	£19,000
Rates Payable (p.a.)	TBC
Service Charge (p.a.)	inclusive
Estimated Occupancy Cost (p. a.)	TBC

AMENITIES

- Wall mounted radiators
- Wall Mounted Premier Trunking
- Wall Mounted Premier Desking
- Telephone Entry System
- Spot Lighting
- Laminate Flooring
- Kitchenette
- WC
- Outside Area

VIEWINGS:

Strictly through Robert Irving Burns.

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In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.