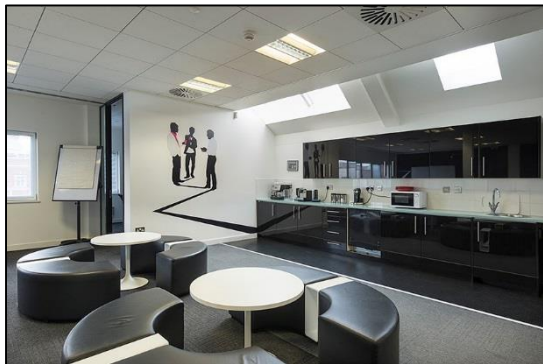


****NEW INSTRUCTION****

10 WHITFIELD STREET

LONDON W1



MEDIA STYLE TOP FLOOR OFFICE TO LET

WITH LARGE ROOF TERRACE

2,830 SQ FT (262.91 SQ M)

LOCATION: The building is located on the east side of Whitfield Street, within the Charlotte Street Conservation Area which is a thriving creative and media district. The property is located within easy walking distance of both Goodge Street Underground Station (Northern Line) and Tottenham Court Road Underground Station (Northern Line and Central Line).

020 7522 8500

DESCRIPTION:	The fourth floor comprises a stunning mix of both open plan and partitioned offices, benefitting from full height glazing accessing a large roof terrace.
SPECIFICATION:	<ul style="list-style-type: none">• Double height entrance hall with commissionaire• 4 pipe fan coil air conditioning• Fully accessible raised floors• LG 7 compliant lighting• 2 x 8 person passenger lifts• Large roof terrace• Cycle storage and showers• Very good BREEAM rating
TERM:	An assignment of the existing lease for a term expiring 9 th June 2019 at a passing rent of £177,000 per annum equating to £62.54 per sq ft, without further review. The lease is contract outside the Landlord & Tenant Act.
PREMIUM:	Premium offers are invited for the benefit of this lease.
BUSINESS RATES:	The Business Rates for the year 2015-2016 are £26.85 per sq ft per annum exclusive. Interested parties are advised to verify this figure with the VOA.
SERVICE CHARGE:	The service charge is currently running at approximately £12.98 per sq ft.
EPC RATING:	TBC
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VIEWINGS:	Strictly via appointment with the sole letting agents MELLERSH & HARDING

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