



7/8 MARKET PLACE, FITZROVIA, LONDON, W1

Reverse premium available

FIRST FLOOR - 1,770 sq ft

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020 7078 7830  
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## LOCATION

The property is located on the north side of the highly sought-after semi-pedestrianised Market Place, between Great Portland Street and Great Titchfield Street. The area is well known for its vibrant café culture and is well served by numerous restaurants, bars and retail outlets. Oxford Circus Underground Station is within a few minutes walking distance.

## ACCOMMODATION

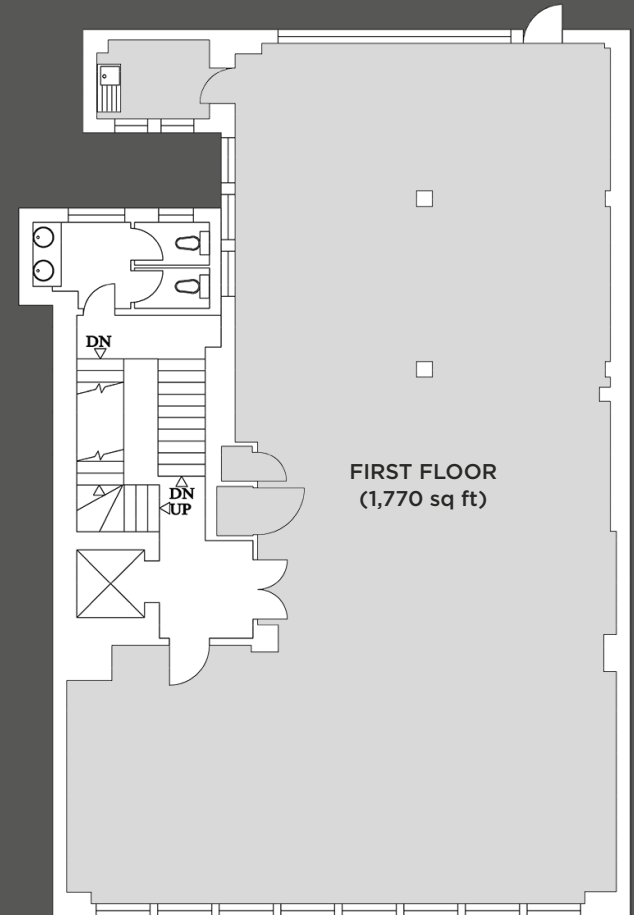
This 1st floor office is accessed via a spacious entrance foyer and then by a wide communal stair or passenger lift. It is currently entirely open plan with a separate fitted kitchen and with two separate points of access onto the floor itself. WCs are on the half landings.

The space benefits from good natural light from both the front and rear of the property and the original parquet flooring is of exceptional quality.

## AMENITIES

- Spacious entrance foyer
- Passenger lift
- Natural light throughout
- Attractive feature skylight
- Original parquet flooring
- Air conditioning
- Central heating
- Kitchen
- Perimeter trunking





## FLOOR AREA AND COSTS

FLOOR	SIZE (sq ft)	PASSING RENT (psf)	RATES 2019/20 (psf)	SERVICE CHARGE (psf)
1 <sup>st</sup> floor	1,770	£60.00	£19.93	£16.13

## TERM

An assignment of the lease until 17th March 2023 outside the Act.  
A new lease may be available from the landlord on terms to be agreed.

## VIEWING BY APPOINTMENT

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## EPC RATING

C65

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