



Entire Building Shop/Showroom, Offices TO LET

James Lewis and Company

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Surveyors, Valuers and Estate Agents
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Consultant Chartered Surveyor

118 Tottenham Court Rd London W1

LOCATION

No.118 Tottenham Court Road is prominently situated on the west side of this busy thoroughfare in the block bounded by Midford Place and Grafton Way. Warren Street Underground Station (*Northern, Victoria lines*) is within a matter of yards. Goodge Street (*Northern line*) and Tottenham Court Road (*Northern, Central lines*) Stations are close by with Great Portland Street (*Metropolitan line*) also within walking distance. Convenient access to Paddington and Euston main line termini together with the West End & City.

Providing a total of approximately

113m²/1,218 sq ft

comprised Ground Floor Office/Showroom
accommodation together with

Lower Ground, 1st, 2nd and 3rd floors

Lwr Grd Flr:	226 sq.ft	21.00 m ²
Grd Flr:	210 sq.ft	19.50 m ²
1st Flr:	312 sq.ft	29.00 m ²
2nd Flr:	248 sq.ft	23.00 m ²
3rd Flr:	226 sq.ft	20.60 m ²

AMENITIES:

- Entire self-contained Building
- Ground Floor A1/Offices/Showroom
- Central Heating
- Cloakrooms
- Kitchenette area

LEASE: A new lease for a term by arrangement

RENT: £58,750 p.a. excl.

VIEWINGS: STRICTLY BY APPOINTMENT



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.