



Office Suite To Let

James Lewis and Company

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Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

42 Charlotte Street
Fitzrovia
London W1

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42 Charlotte Street is prominently located on the corner of Charlotte Street and Goodge Street within a moments walk of Tottenham Court Road which runs parallel a short distance to the west. Goodge Street underground station (*Northern Line*) is equally situated and with Tottenham Court Road (*Central & Northern*) and Warren Street (*Victoria & Northern*) also within walking distance. The Office Suite is situate on the **First Floor**

DESCRIPTION:

**This prominent 1st Floor Suite provides approximately
370 sq.ft (34m²)
in two bright Offices**

Office 1: approx 16'0 x 12'6 [4.85m x 3.79m]
Office 2: approx 13'0 x 11'0 [3.94m x 3.33m]
&Storage/Hall: approx 8'0 x 3'6 [2.42m x 1.06m]

- * The Offices are newly redecorated *
- * Cloakroom * * Door Entryphone *
- * 24 hour access *
- * Bright rooms with good natural light *

TERMS: A New FRI Lease will be granted for a term by arrangement

RENT: **£9,250 per annum exclusive of rates & vat**

VIEWING: On short notice by appointment with
James Lewis and Company
020 7631 4565

Approx
370 sq.ft (34m²)
First Floor
Office Suite
To Let

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.