

James Lewis and Company



31 Percy Street  
Fitzrovia  
London W1

#### LOCATION

Percy Street is well located at the south end of Tottenham Court running one-way west from Charlotte Street into Tottenham Court Road. Tottenham Court Road (*Central & Northern lines*) and Goodge Street (*Northern line*) stations are within moments walks. No.31 Percy Street is prominently situated on the north side of the thoroughfare approximately mid-way between Charlotte St & TCR.



Lwr Grd Front Office



Ground Floor front Office



Boardroom

#### DESCRIPTION:

Comprising approximately

**Ground Floor 820 sq.ft (76m<sup>2</sup>)**

**Lower Ground Floor 575 sq.ft (53m<sup>2</sup>)**

of attractive Offices in a well maintained Period Building

**LEASE:** New lease for a term to be agreed, either as individual floors or together

**RENTS:** **£30,000 p.a excl for the Ground floor.**

**£12,500 p.a excl for the Lower Ground floor.**

**VIEWING:** *Through*

James Lewis & Company  
76 Cleveland Street, London W1T 6NB

tel: 020 7631 4565

**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.