



## Fitzrovia Offices approx 1,866 sq.ft TO LET

### James Lewis and Company

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

2 Chitty Street

Fitzrovia

London W1

approx 1,866 sq.ft (173m<sup>2</sup>) To Let

#### LOCATION:

Chitty Street runs between Charlotte Street and Whitfield Street close to Goodge Street and Tottenham Court Road. No.2 is on the south side on the corner with Charlotte Mews. Warren Street and Goodge Street Underground Stations are within easy reach.

#### DESCRIPTION:

Comprising an attractive modern self-contained Showroom/Office Unit on Upper Ground and Lower Ground Floors.

**TOTAL NET AREA APPROX 1,866 sq.ft net (173m<sup>2</sup>),**

Upper Ground Floor Area: **914 sq.ft net (85m<sup>2</sup>)**

Lower Ground Floor Area: **952 sq.ft net (88m<sup>2</sup>)**

**Gross Frontage approx 22'0 (6.67m)**

**AMENITIES:** Own Entrance, Marble Entrance & Stairs, Air conditioning/Heating, Suspended Ceilings, Full Height Display Windows, Cloakrooms, Kitchenette, Cat.5 cabling, Security Grilles, 24-hour access

**LEASE:** New Lease by Arrangement.

**RENT:** £57,500 per annum exclusive Subject to Contract

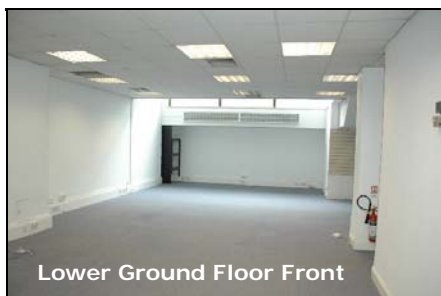
**Possibility of sale of  
999 year leasehold interest  
offers in excess of £900,000**

**VIEWING:** All viewings Strictly by appointment through

**James Lewis & Company - 020 7631 4565 (Brian Saidman)**



Ground Floor Front



Lower Ground Floor Front

**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.