



## Lower Ground Floor Offices/Showroom TO LET

### James Lewis and Company

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London W1T 6NB

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[www.jameslewis.co.uk](http://www.jameslewis.co.uk)



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

**85 Charlotte Street**  
**Fitzrovia**  
**London W1**

#### LOCATION:

**85 Charlotte Street** is prominently located on the west side of the thoroughfare close to the junctions with **Tottenham Street** and **Goodge Street** within a moments walk of **Tottenham Court Road** which runs parallel a short distance to the east. **Goodge Street** underground station (*Northern Line*) is equally situated and with **Tottenham Court Road** (*Central & Northern*) and **Warren Street** (*Victoria & Northern*) stations also within walking distance. The premises are situate on the Lower Ground Floor

**approx 850 sq.ft (80m<sup>2</sup>) To Let**



#### DESCRIPTION:

Comprising a **principally open-plan area with separate kitchen on the Lower Ground Floor**

#### AMENITIES:

Fitted Kitchen  
24-hour access  
Entryphone

#### LEASE:

New FRI Lease by Arrangement.

#### RENT:

£18,000 per annum exclusive

#### VIEWING:

*All viewings Strictly by appointment through#*

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



**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.