

**REFURBISHED
COMFORT COOLED
OFFICE BUILDING WITH PLANNING
CONSENT FOR D1 MEDICAL USE**



PROPERTY PARTICULARS

FREEHOLD FOR SALE

70 GRAFTON WAY, FITZROVIA W1

LOCATION

The building is situated in the heart of Fitzrovia being a few minutes from Fitzroy Square and close to the junction with Tottenham Court Road, Warren Street and Goadge Street underground stations are close by, as is Euston main line station, together with numerous bus routes which pass by. Local amenities include a vast array of restaurants located in nearby Charlotte Street, together with an extensive range of shops in Tottenham Court Road.

ACCOMMODATION

The building has been extensively refurbished, incorporating a new lift, new comfort cooling, new toilets, shower and kitchen facilities. The approximate net internal floor areas are as follows:-

4 th Floor	355 sq ft
3 rd Floor	338 sq ft
2 nd Floor	361 sq ft
1 st Floor	358 sq ft
Ground	161 sq ft
Basement	643 sq ft
Store	9 sq ft
Sub 1.5m	28 sq ft
TOTAL	2,225 sq ft

FEATURES

- Comfort cooling
- Perimeter trunking
- Cat V cabling
- Shower
- Fitted kitchen
- New lift (basement – 3rd)
- Entry phone

PLANNING

The building has planning consent for either B1 office use or D1 Medical use..

PRICE

Offers are invited in excess of £1.6m, exclusive of VAT.

VIEWING

For an appointment to view please contact sole agents

Paul Gold or Andrew Rosen

May 2010

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