

# COMFORT COOLED CONTEMPORARY OFFICES

## TO LET

## 1,043 SQ FT

# THE HEAL'S BUILDING 22/24 TORRINGTON PLACE LONDON, WC1

**Braham Good**  
SURVEYORS & COMMERCIAL  
PROPERTY CONSULTANTS

020 7935 1653  
www.brahamgood.co.uk

**PROPERTY PARTICULARS**

### LOCATION

This iconic building occupies a prominent position on the east side of Tottenham Court Road bounded by Alfred Mews and Torrington Place. Goodge Street Underground station is almost opposite the building and Warren Street, Tottenham Court Road, Euston Square and Euston stations are all close by.



### ACCOMMODATION

Accessed through a recently redesigned manned entrance on Torrington Place, the accommodation on part of the 4<sup>th</sup> floor comprises an attractive parquet floored, open plan office with halogen lighting.

The approximate net internal floor area is **1,043 sq ft**

### FEATURES

- Automatic passenger lift
- Comfort cooling
- Manned contemporary reception
- 24 hour access
- Excellent natural light
- Shower facilities
- On site security

### LEASE

A new lease from the landlord is available for a term to 24<sup>th</sup> June 2012, outside sections 24-28 of the Landlord and Tenant Act 1954.

### RENT

£32.50 per sq ft per annum exclusive of outgoings and VAT.

### RATES

Approximately £5.00 per sq ft for the current rating year

### SERVICE CHARGE

Approximately £7.00 per sq ft **INCLUSIVE OF ALL HEATING AND ELECTRICITY COSTS**

### VIEWING

For further information or an appointment to view please contact sole agent.

**Paul Gold**  
**Braham Good**  
**020 7935 1653**

November 2009

#### IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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