

UPON INSTRUCTIONS OF
LAZARI INVESTMENTS

NEWLY REFURBISHED
AIR CONDITIONED OFFICE SUITE
TO LET – 1,053 SQ FT APPROX.

Braham Good
SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

PROPERTY PARTICULARS

WITH FIXED SERVICE CHARGE

175/176 TOTTENHAM COURT ROAD, W1

LOCATION The building is located on the east side of Tottenham Court Road on the corner of Capper Street opposite Howland Street. Warren St, Goodge St and Tottenham Court Rd underground stations are within easy walking distance, as are the numerous shops and restaurants along Tottenham Court Road.

ACCOMMODATION Comprises a newly refurbished open plan office suite located on the **second floor**, which measures **1,053 sq ft** (98 m²) approx. This floor benefits from excellent natural light from three elevations and air conditioning.

AMENITIES

- Air Conditioning
- Perimeter Trunking
- 24 Hour Access
- Video Entryphone
- Central Heating
- Part Secondary Glazing
- Excellent Natural Light
- Plaster Board Ceiling
- Passenger Lift
- Building Manager
- Car Parking by Separate Arrangement

LEASE A new lease for a term by arrangement

RENT £32.50 per sq ft per annum exclusive

VIEWING Strictly by appointment through sole letting agents:
Andrew Rosen

Oct 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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