



## **TO LET**

**1<sup>st</sup> Floor, 48 Goodge Street, London W1T 4LX**



### **Location**

The property is prominently situated on the northern side of Goodge Street close to its junction with Goodge Place, within 100 yards of the Fitzroy Place development (a mixed residential and commercial scheme of some 570,000 sq ft).

Goodge Street Station (Northern Line) is within 5 minutes walking distance.

### **Accommodation**

The office is on the first floor of the building and accessed via a communal staircase leading up from the entrance in Goodge Street. The accommodation comprises approximately 110 sq ft (10.22 m<sup>2</sup>) and benefits from excellent natural light.

### **Lease Terms**

The premises are available by way of a new lease on terms to be agreed at a rent of **£8,320 per annum exclusive**.

HELM Asset Management Limited for themselves and the Lessor give notice that the information contained in these particulars does not form part of a contract and should be treated for guidance only.

All prospective Lessees should satisfy themselves as to the accuracy or otherwise of the information provided and should do so by taking the appropriate professional advice. HELM Asset Management Limited and the Lessor cannot guarantee the accuracy of the information and will not be liable for any loss arising from the same.

**Use**

The premises benefit from an Office (B1) use as defined by the Town & Country Planning Use Classes Order (2005)

**Uniform Business Rates**

To be confirmed

**Energy Performance Certificate**

The premises have an Energy Performance Asset Rating of (TBC)

A digital copy of the EPC can be provided upon request

**Legal Costs**

The ingoing will be required to meet the Landlord's reasonable legal costs.

**Viewing**

Appointments for a viewing can be made by contacting: -

Raj Madhani

HELM Asset Management

Tel: 020 8 532 9444

Mobile: 07917 015064 Email: [raj@helmam.co.uk](mailto:raj@helmam.co.uk)

**Subject to Contract**

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