

70 Charlotte Street W/1



Vacant Freehold Property For Sale

Office - 3,557 sq ft (330 sq m)

Residential - 862 sq ft (79.1 sq m)

Location

70 Charlotte Street is located on the east side of Charlotte Street close to the junction with Tottenham Street. The fashionable "Noho" area benefits from a vibrant mix of shops, restaurants, bars and hotels along with a wide variety of tenants, predominantly in the fashion and media sectors, such as BBC, MTV, Virgin Media, Puma, Nickelodeon, Skype, Aegis Media and Saatchi & Saatchi.

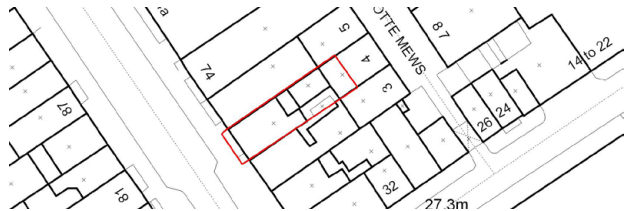
Candy & Candy's three acre "Noho Square" development is a few hundred meters away. This exciting 900,000 sq ft mixed use regeneration will provide 261 residential units and 345,000 sq ft of offices giving a huge lift to an already thriving area.

Transport links are excellent with Goodge Street underground station within a minute's walk. Warren Street and Tottenham Court Road underground stations together with Euston, St Pancras and Kings Cross mainline stations are also close by. Many bus routes pass close to the property providing easy access to all parts of central London.

Description

The property forms part of an attractive mid-terrace building arranged over basement, ground and four upper floors including a glass extension with a mezzanine level and superb natural light.

Basement to second floors provide office accommodation with a residential apartment over the third and fourth floors.

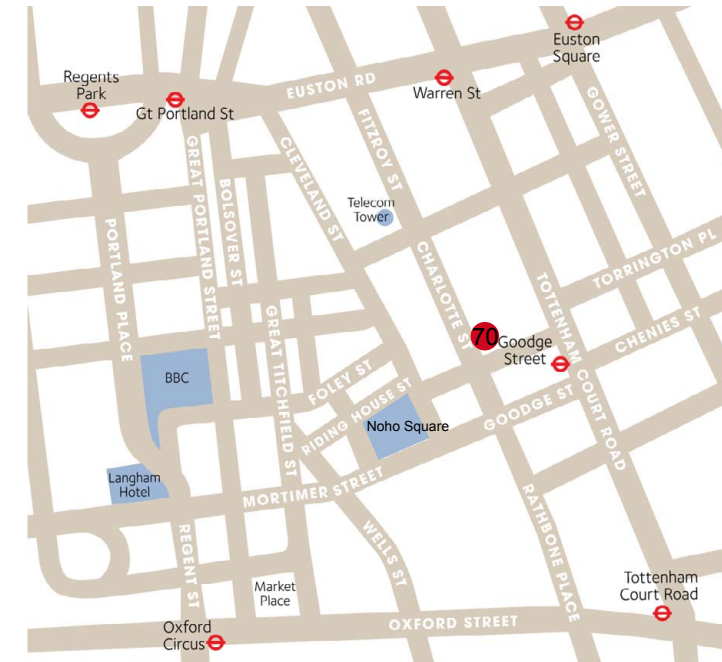


Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and the following approximate areas were identified.

	Floor	sq m	sq ft
Residential (G.I.A.)	4th	36.1	389
	3rd	43	473
	Sub Total	79.1	862
Office (N.I.A.)	2nd	46.5	500
	1st	47.5	512
	Extension	33.4	360
	Ground Mezzanine	11.9	128
	Ground	109.0	1,174
	Basement	82.1	883
	Sub Total	330.4	3,557
TOTAL		409.5	4419

The gross internal area of the entire building is approximately 5,337 sq ft (495.9 sq m).



Proposal

Offers are invited in excess of £3,250,000 subject to contract and exclusive of VAT.



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March 2008