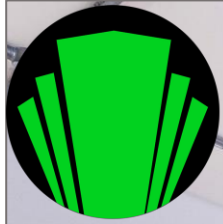

This is the Exhibit marked ("**NL2**") referred to in
the Statutory Declaration of

Nicholas Lazari

Date 10 June 2021

Before me


.....
Solicitor/Commissioner for Oaths



LDG

The
Creative
Property Team



177 TOTTENHAM COURT ROAD

offices to let 2 of 5

USE

E Class – Suitable for offices, medical, educational and leisure uses.

FLOORS & SIZES

Fourth Floor	850 SQ.FT.	78.97 SQM.
Fifth Floor	870 SQ.FT.	80.83 SQM.
Sixth Floor	620 SQ.FT.	57.60 SQM.
TOTAL	2,340 SQ.FT.	217.39 SQM.

THE SPACE

177 Tottenham Court Road provides a number of contemporary open plan and fully fitted workspaces which have been designed to an industrial style with wood flooring, brick feature walls and exposed steel beams. The building boasts good volumes of natural light from 2 sides. A private roof terrace is also available for the sixth-floor office.

HIGHLIGHTS

- Modern and Contemporary Workspaces
- Fitted Office Options With Meeting Rooms
- Wooden Floors
- Exposed Brick Feature Walls
- Exposed Steel Beam
- Brand New Air-Conditioning
- Roof Terrace (Sixth Floor)
- Demised Kitchenettes & Cloakrooms
- Excellent Natural Light from Front and Rear
- Perimeter Cable Management System
- Tenant Services / On-Site Manager

CONNECTIVITY

The building benefits from fibre connectivity.

COSTINGS

Sixth Floor	PSF	PER ANNUM
Rent	£55.00	£34,100.00
Rates	£17.75	£11,008.00
Service Charge	£7.00	£4,340.00
TOTAL	£79.75	£49,448.00
Estimated Monthly Costs.		£4,120.67

N.B – Typically commercial rents are paid quarterly in advance.

Full costings are shared further within this brochure.

VIRTUAL VIEWINGS

Bookings for live virtual tours are available, so we can walk you through how great this space in. Youtube video coming soon.

BESPOKELY FITTED & FURNISHED FOR YOU

The fifth and sixth floors are fitted and furnished with meeting rooms and 11 - 14 workstations. Subject to negotiation, the Landlord is willing to refurbish and furnish the open plan premises to a bespoke finish.

LEASE

Lease lengths from 12 months. The lease will be contracted outside the Landlord and Tenant Act.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1T 7NY

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Goodge Street.	2 mins
Warren Street.	4 mins
Tottenham Court Road.	6 mins
Euston.	10 mins
Russell Square.	13 mins

PARKING

Economical car parking available within the estate.

EATS

- Busaba
- Roka
- Honest Burger
- Honey & Co
- Mere
- DF Mexico

LIQUID LUNCH

- Fitzrovia Belle
- Percy & Founders
- Simmons Bar
- TCR Bar
- The Carpenter Arms
- Marlborough Arms

A STRETCH AWAY

- Easy Gym
- Psycle
- Sohot Yoga
- Tens Fitness
- Pure Gym
- Regents Park

LOCAL AUTHORITY

Camden.



READY TO TALK?

Harrison Eagles

harrison@ldg.co.uk

0207 290 0599

Cary Dennington

cary@ldg.co.uk

0207 291 0993

Daniel Castle

daniel@ldg.co.uk

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Rebecca Saxon

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0207 025 1397



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ldglondon@ldg.co.uk

0207 580 1010

WELCOME TO THE FITTED WORKSPACES

3 of 5



READY TO TALK?

Harrison Eagles harrison@ldg.co.uk 0207 290 0599

Sarah Stevenson sarah@ldg.co.uk 0207 290 0595

Cary Dennington cary@ldg.co.uk 0207 291 0993

Daniel Castle daniel@ldg.co.uk 0207 290 0590



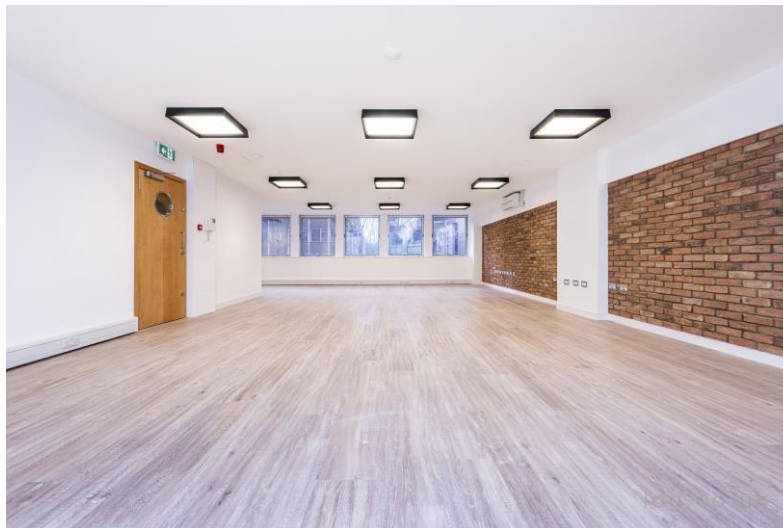
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WELCOME TO THE OPEN PLAN WORKSPACES

4 of 5



COSTINGS

Demise	Size SQ.FT.	RENT				S/C		TOC		
		PSF	P/A	PSF	P/A	PSF	P/A	PSF	P/A	PCM
Fourth Floor	850	£ 55.00	£ 46,750.00	£ 17.77	£ 15,104.00	£ 7.00	£ 5,950.00	£ 79.77	£ 67,804.00	£ 5,650.33
Fifth Floor	870	£ 55.00	£ 47,850.00	£ 17.66	£ 15,360.00	£ 7.00	£ 6,090.00	£ 79.66	£ 69,300.00	£ 5,775.00
Sixth Floor	620	£ 55.00	£ 34,100.00	£ 17.75	£ 11,008.00	£ 7.00	£ 4,340.00	£ 79.75	£ 49,448.00	£ 4,120.67
TOTAL	2340	£ 55.00	£ 128,700.00	£ 17.73	£ 41,472.00	£ 7.00	£ 16,380.00	£ 79.73	£ 186,552.00	£ 15,546.00



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