

Pio Properties Ltd  
02089209405  
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# Prime Corner Unit Fitzrovia, London W1

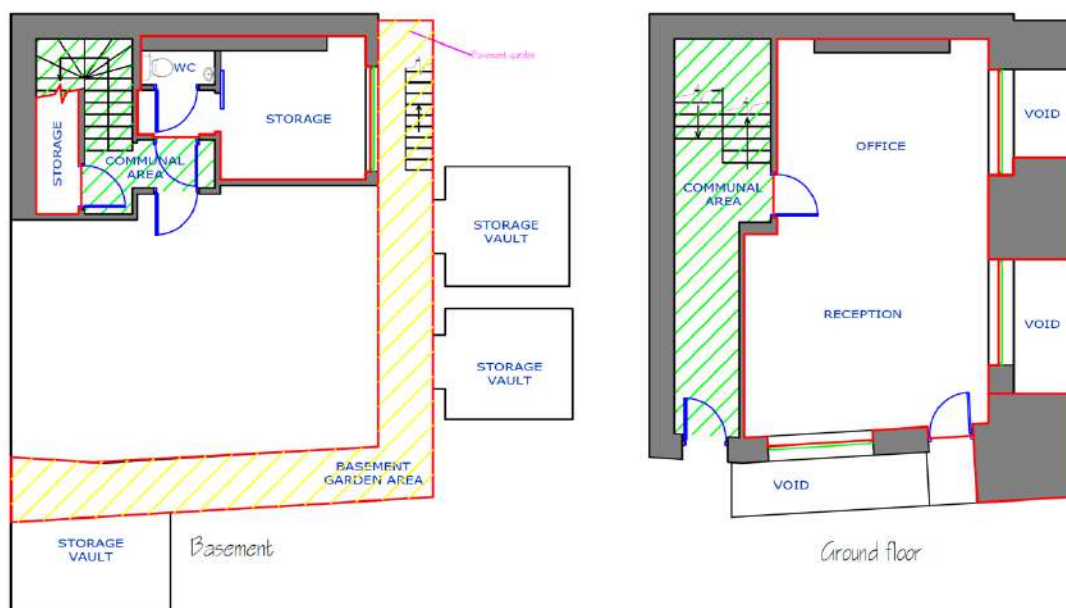


**Class E Use (Office, Beauty, Clinic, Retail, Off License, Studio etc)**  
**5/10/15 Year FRI Lease Outside the 1954 Act**  
**£26,500pa exclusive**  
**EPC 'C'**

Prominent corner unit visible from 4 London streets, just 60 seconds walk to Goodge Street Station. Available for the first time in 10 years, this attractive space borders both Goodge Place and Tottenham Street; both busy thoroughfares connecting Cleveland Street and Charlotte Street. The property has a charming Georgian stucco stone frontage with the street entrance on Goodge Place and boasts 2 huge windows on the return frontage on Tottenham Street.

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The approximate Net Internal Area:

Ground floor 333 sq ft (30.93 m<sup>2</sup>)

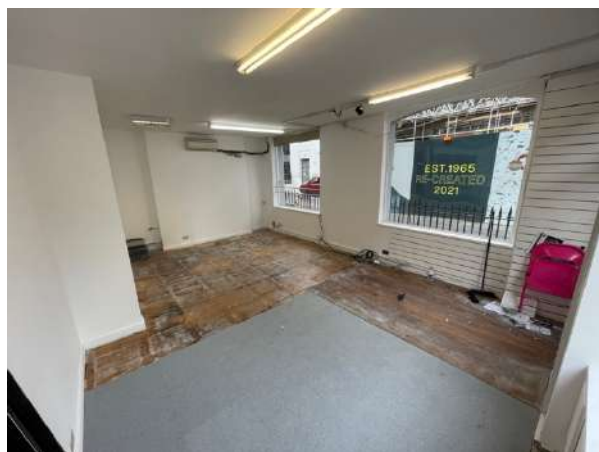
Basement room 77 sq ft (7.15 m<sup>2</sup>)

Internal storage 16 S sq ft (1.48 m<sup>2</sup>)

Total 426 sq ft (39.57 m<sup>2</sup>)

**\*PLUS\*** additional private outdoor space

Potential to have door from basement direct to the outdoor yard



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