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**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

7-8 MIDFORD PLACE | FITZROVIA | W1T 5BG

TRANSFORMED AUTHENTIC OFFICE BUILDING

5,500 Sq Ft - Available



Location

Midford Place is a wonderful Mews just off the north end of Tottenham Court Road, full of character. Warren Street (Victoria line) and Goodge Street (Northern line) Underground Stations are nearby as is Euston Mainline Station.

Description

It is believed this building was originally built as a foundry and the refurbishment works intend to highlight the original and authentic aspects to produce a wonderful new working environment. New mechanical and electrical services throughout will be installed sympathetically with the exposed brick finishes and new wooden flooring.

Accommodation & Outgoings

| Floor | Area (sq ft) | Area (sq m) | Rent (psf) | Rates (est) | SC (psf) | Status |
|-------------------------|--------------|---------------|------------|-------------|----------|---|
| 3 rd | 1,055 | 99.16 | £TBC | £TBC psf | N/a | Available as a whole on completion of works anticipated mid-August 2018 |
| 2 nd | 1,166 | 109.60 | | | | |
| 1 st | 1,464 | 137.61 | | | | |
| Ground (inc. reception) | 1,819 | 170.97 | | | | |
| Sub-Total | 5,504 | 517.34 | | | | |
| Lower Ground (storage) | 840 | 78.95 | | | | |
| Grand Total | 6,344 | 596.30 | | | | |

* These areas are taken from architect's plans and subject to verification on completion of works.

Amenities/Specification

- * Fully refurbished with new comfort cooling throughout
- * Exposed original brick work
- * Perimeter and floor mounted trunking
- * 3 showers, 15 cycle spaces plus lockers
- * Linear light fixtures
- * Roof terracing
- * Stunning façade

Lease

A new lease for a term by arrangement directly from the owners of the building.

EPC Rating

TBC.

Viewings

Strictly by appointment through joint sole letting agents:

Edward Charles & Partners

Jamie Shuttle
020 7009 2306
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