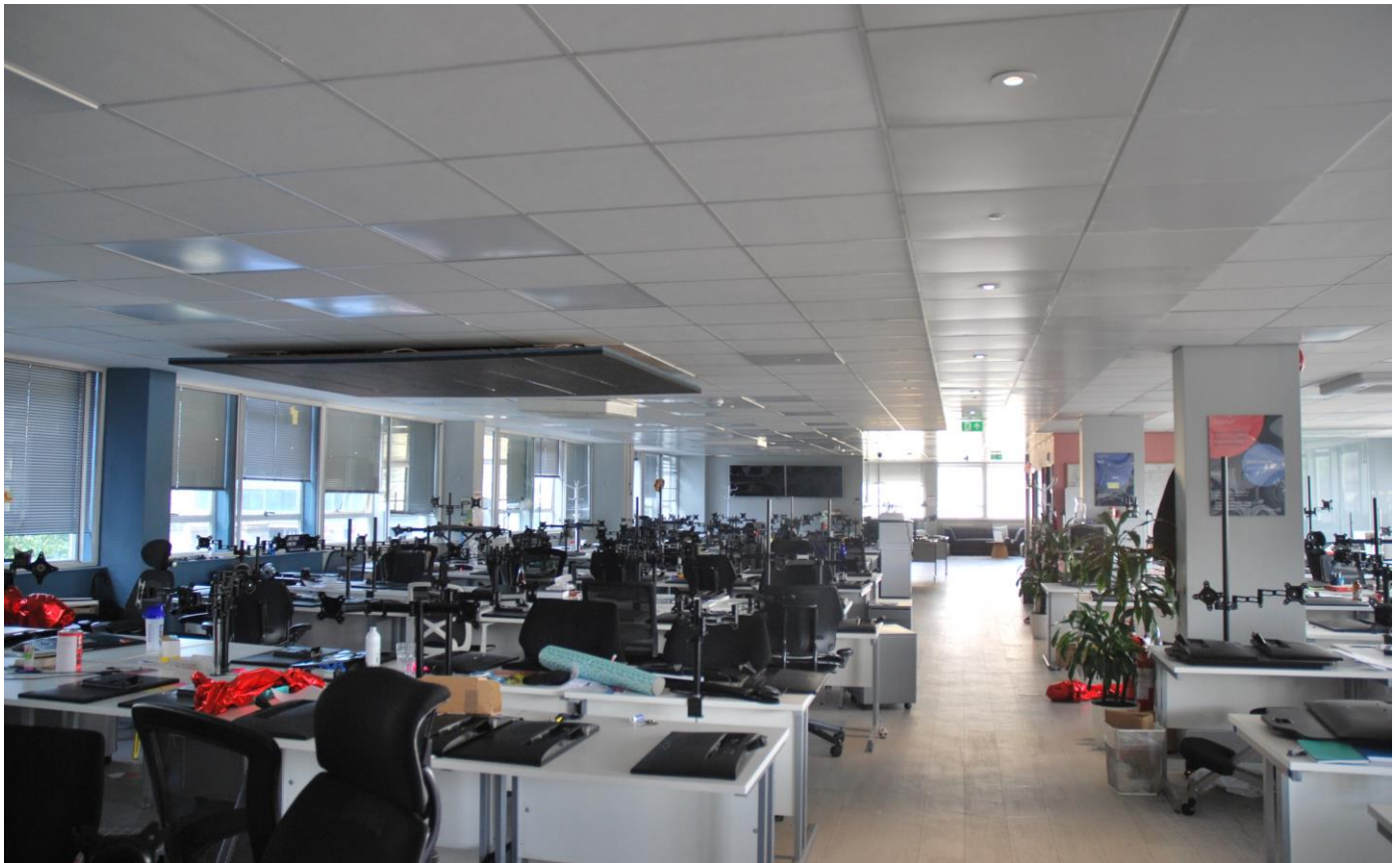


SHORT TERM OFFICE FLOORS TO LET | 6,724 – 31,656 sq ft



Location

247 is situated in a prominent position on the southern end of Tottenham Court Road at its junction with Bayley Street to the north and Bedford Avenue to the south. All the amenities of Charlotte Street and Soho are within close proximity. Transport links are excellent with Tottenham Court Road tube station (Northern and Central lines, with Crossrail / The Elizabeth line in due course) all a short walk away. The area is also well served by numerous bus routes.

Floor Areas

Floor	sq ft	sq m
6 th Floor	6,724	625
5 th Floor	8,150	757
3 rd Floor	8,451	785
1 st Floor	8,331	774
TOTAL (approx.)	31,656	2,941


*Measurement in terms of *NIA

Description

The building provides various fitted office floors, benefitting from air cooling, excellent natural light, cabling and 24-hour security.


247 Tottenham Court Road is available on flexible lease terms, with rolling redevelopment breaks from May 2021.

Ray Walker, Partner

 020 7025 1399

Joint Agents: Knight Frank

Olivia Stapleton, Agency Surveyor

 020 7025 8940

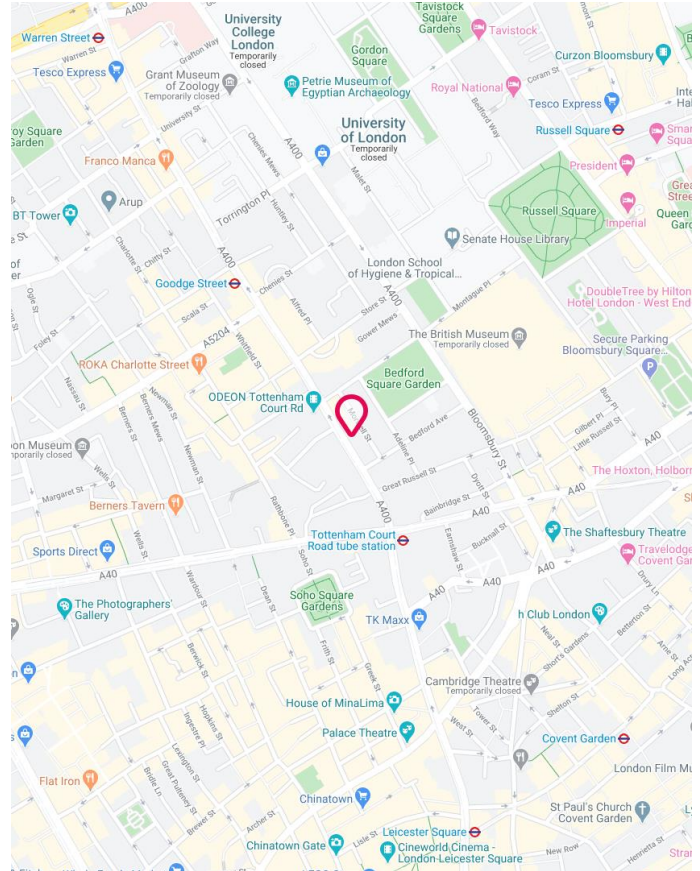
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2020

247 Tottenham Court Road
Fitzrovia, London, W1T 7QZ



SHORT TERM OFFICE FLOORS TO LET | 6,724 – 31,656 sq ft



Terms

Tenure:	Leasehold
Lease:	Short term leases available direct from the Landlord with rolling breaks from May 2021
Rent:	£29.99 per sq ft excl.
Rates:	Estimated at £28.00 - £30.00 psf (2020/21)
Service Charge:	Approximately £10.00 psf pax

Amenities

- Commissionaire
- 24 Hour Security
- 2 x 10 person passenger Lifts
- Air cooling
- Perimeter trunking
- Metal tiled suspended ceilings
- Bright beautifully fitted floor plates

Ray Walker, Partner

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rwalker@monmouthdean.com

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