

BLUEBOOK



Address.

32 Percy Street, W1T

Size.

3,190 sq ft

Possession.

Available Immediately

Overview.

To Let or For Sale - Boutique self-contained office in the heart of Fitzrovia

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| 3rd | 515 | 47.85 | Under Offer |
| 2nd | 559 | 51.93 | Under Offer |
| 1st | 568 | 52.77 | Under Offer |
| Ground | 1,023 | 95.04 | Under Offer |
| Lower Ground | 525 | 48.77 | Under Offer |
| Total | 3,190 | 296.36 | |

Specification.

Private entrance, Comprehensively refurbished, Fitted kitchens, LED lighting, New VRV comfort cooling / heating, Shower facilities, Exposed brickwork, Fibre enabled.

Financials.

| | |
|---------------|--------------------------------|
| Rent | £199,500 per annum |
| Price | Offers in excess of £4,500,000 |
| Rates Payable | £15.25 per sq ft |
| EPC Rating | Upon enquiry |

Contacts.

Tor Cuming

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Joe Fuller

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joe@bluebooklondon.co.uk



These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 23/09/2024

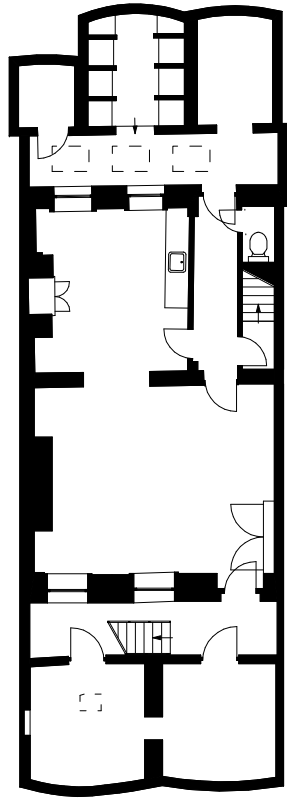


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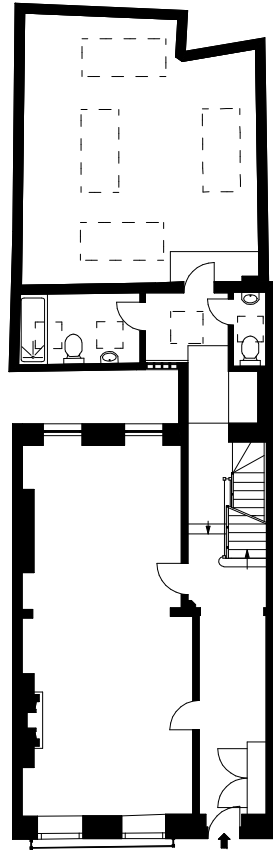
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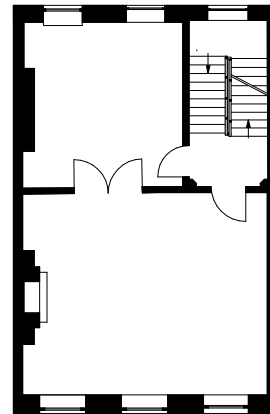




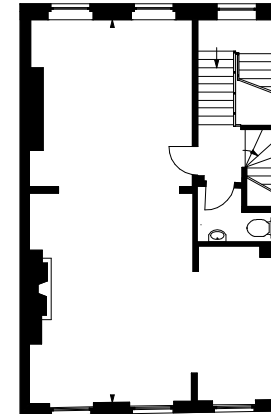
BASEMENT



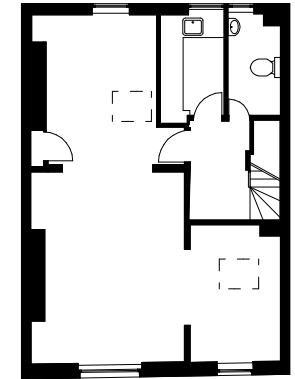
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

These plans have been measured and produced for LAND REGISTRY purposes.
As Defined by RICS - Code of Measuring Practice

Should any party require more detailed information, please contact our
Digital Survey Department in order to discuss requirements to undertake a
Full MEASURED BUILDING OR LAND SURVEY of the premises.

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Property Details:

32 PERCY STREET,
LONDON,
W1T 2DE

Drawing Information:

SCALE 1:200 @ A4
PLANS DRAWN : 14.11.22