

4 PERCY STREET

Fitzrovia



LDG







DESCRIPTION

4 Percy Street is an attractive period building with a beautifully unique faience patterned façade, located on an equally attractive tree lined street. With a recent opportunity to amalgamate the storefront with the upper floor building, we are able to now offer a fully self-contained building which provides excellent branding opportunities from a full height glass frontage. The upper floors retain charming period features, whilst benefitting from contemporary finish. Furthermore, there could be the potential to create a roof terrace at the first floor level, subject to surveys and planning.

HIGHLIGHTS

- Self-Contained HQ Building
- Brand Exposure From storefront Frontage
- Unique Attractive Building Facade
- Good Floor To Ceiling Volume
- Period Features
- Sash Windows
- Excellent Natural Light From Front And Rear
- Kitchenette & Cloakrooms
- Central Heating Heating
- Entry Phone System
- Fibre

LEASE

Lease lengths from 24 months. The lease will be contracted outside the Landlord and Tenant Act.

COSTINGS

Rent - £175,000 per annum exclusive.
 Rates Payable - £53,248 per annum.
 S/C - N/A
 TOTAL - £228,248 per annum.

USE

Class E – Suitable for a variety of uses including offices, medical, educational and showroom. This building could be suitable for a variety of clientele including medical, educational or post production houses.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

CONNECTIVITY

We understand there is fibre throughout the building.

FURNITURE

Existing furniture or new furniture packages are available, subject to negotiation.

COMMUTE

Goodge Street - 3 mins
 Tottenham Court Road - 5 mins
 Warren Street - 11 mins
 Great Portland Street - 14 mins

PARKING

CitiPark Clipstone Street - 7 mins

FOODIE HOTSPOTS

- Bao - DF Mexico
 - Mowgli - Tongue & Brisket

LIQUID LUNCH

- Fitzroy Tavern - Queen Charlotte
 - Mimi's Bar - Long Bar

A STRETCH AWAY

- TheGym - Tens Fitness
 - Psyche - FS8

FURTHER INFORMATION

EPC & other reports are available upon request.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.



Schedule of Accommodation

Demise	sq ft	Availability
Lower Ground	950	Available
Ground	775	Available
1st	414	Available
2nd	460	Available
3rd	558	Available
4th	462	Available
Total	3,619	

Ready to talk?



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