

**HIGH QUALITY FITTED 2<sup>nd</sup> FLOOR OFFICE  
TO LET**

**750 SQ. FT. / 69.68 SQ. M.**



**LOCATION**

44 Charlotte Street is located on the east side of Charlotte Street at its junction with Goodge Street. Tottenham Court Road and Warren Street Underground stations (Northern, Central & Victoria Lines) are all within easy walking distance. The area is well served by numerous lunchtime spots, restaurants, bars and retailers.

**DESCRIPTION**

The self-contained 2<sup>nd</sup> floor office is well configured providing an efficient open plan space with 12 fitted desks, an 8-person meeting area and high bench seating with attractive sash windows looking over a leafy Charlotte Street and Goodge Street - ready for immediate occupation.



# 44 CHARLOTTE STREET LONDON W1T 2NR

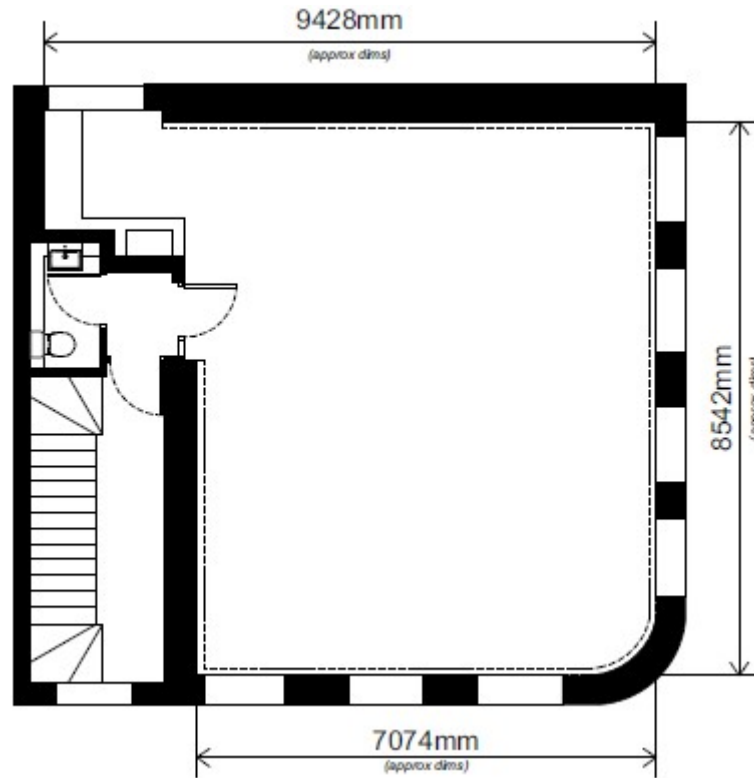
## AMENITIES

- Fully fitted and furnished
- Comfort cooling
- Entirely self-contained
- Private WC
- Excellent natural light
- Prime Fitzrovia location
- Fitted kitchenette
- Excellent transport links
- Ready for Immediate occupation





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## TERMS

An Assignment of the existing lease for a term to expire on 21<sup>st</sup> March 2028, with a tenant only break option on 21<sup>st</sup> March 2026, subject to 6 months' notice.

Alternatively, a longer lease could be negotiated on terms to be agreed.

Floor	Size (Sq. Ft.)	Rent (Per Sq. Ft.)	Rates (Per Sq. Ft.)	Service Charge (Per Sq. Ft.)	Total (Per Annum)	Total (Per Month)
2nd	750	£51.15	£14.30	£11.48	<b>£57,697.50</b>	<b>£4,808.12</b>

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## POSSESSION

Available Immediately.

Viewings by arrangement through sole agents Noble Harris: -

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