

21 GOODGE STREET | NOHO | LONDON W1T 2PJ
SELF CONTAINED OFFICES 902 SQ FT (83.80 SQ M)
REFURBISHED & READY TO GO



LOCATION

The property is located on the south side of Goodge Street, just west of the junction with Whitfield Street. It is a few minutes walk from Goodge Street underground station (Northern line) and both Warren Street (Northern and Victoria lines) and Tottenham Court Road (Central and Northern Lines) underground stations are very close. Oxford Circus underground station (Central, Victoria and Bakerloo lines) is also a short walk away.

DESCRIPTION

The accommodation consists of an entrance hall leading up to three separate floors of offices with the following approximate floor areas:

First Floor:	287 sq ft
Second Floor:	328 sq ft
Third Floor:	<u>287 sq ft</u>
	902 sq ft total (83.80 sq m)

The offices have three single toilets and two tea stations.

- Redecorated
- Entry phone
- New electric heaters
- New sash windows
- New LED lighting
- New carpets
- Security alarm
- Excellent natural light



LEASE

New full repairing and insuring leases for a term of 5 years or shorter by arrangement, To be granted outside the protection of the Security of Tenure Provisions of the Landlord & Tenant Act 1954, as amended.

RENT

£42,800 per annum exclusive (£47.50 per sq ft).

RATES

The combined rateable value for the three floors is RV £33,700. The rates payable for the current year 2018/2019 are approximately £18.40 per sq ft payable. Prospective occupiers are asked to verify the rates payable themselves with the local authority of Camden.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Performance Asset Rating E (score 125). However, on completion of the refurbishment a new certificate will be issued with an expected higher rating.

LEGAL COSTS

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

For further information and to view please contact the sole agents:

Dowd & Company Chartered Surveyors.



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The above information is believed to be correct and is given in good faith but is intended as guidance only and its accuracy is not guaranteed. It does not form any part of an offer or contract. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars. 2019