

26 Market Place London W1W 8AN

DOWD & CO
Chartered Surveyors
& Property Consultants

Location

The property is located in the Noho/Fitzrovia area, in Market Place a semi pedestrianised area with a vibrant restaurant and café culture. There is a mixed use of office occupiers including creative, fashion, media (BBC) and professional services.

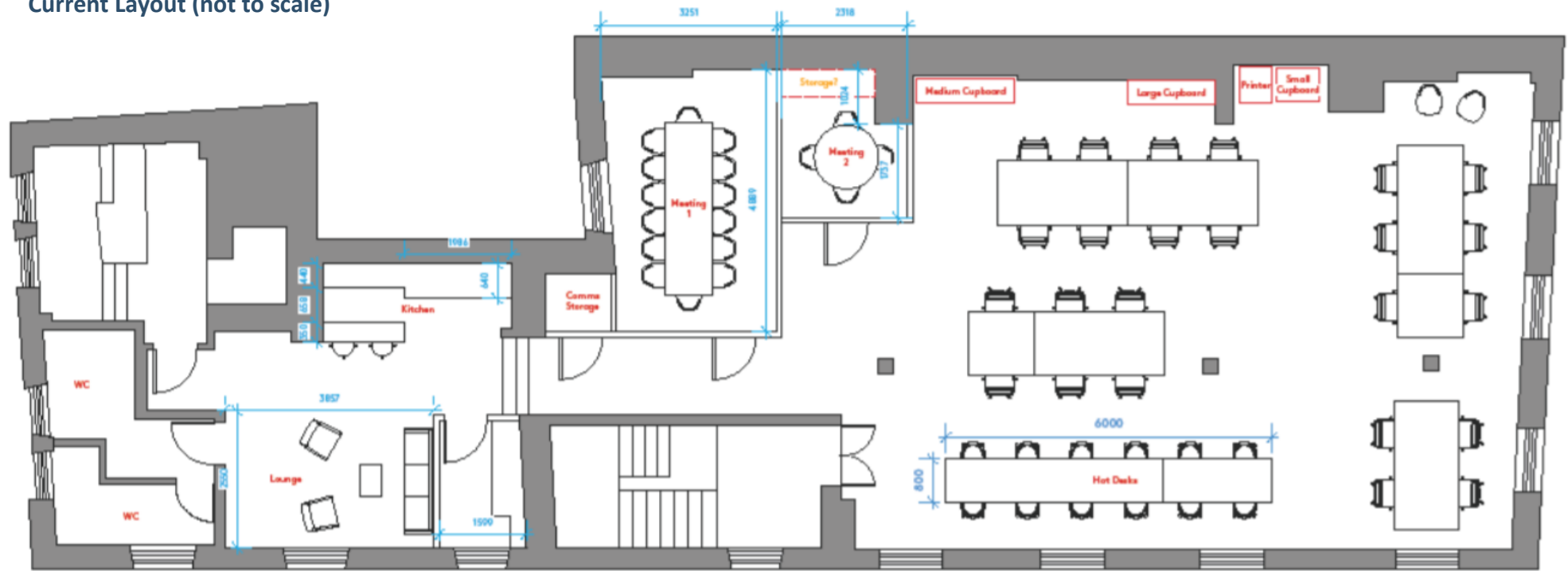
The property is a 2 minute walk to Oxford Circus underground, which is served by the Central, Victoria and Bakerloo lines.

Accommodation

The entrance to the building is well branded with a modern ground floor entrance, with video entryphone and an eight person passenger lift. The third floor office has been comprehensively refurbished and fitted out in a contemporary style measuring 1,716 sq ft (159.41 sq metres). **The office is ready for immediate occupation.**



Current Layout (not to scale)

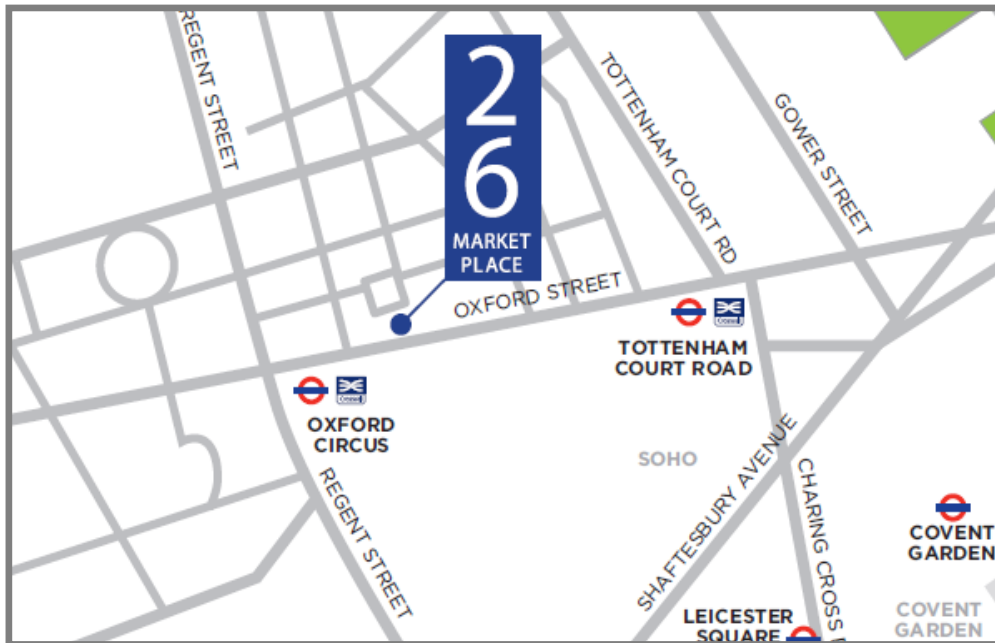


Amenities

- Air conditioning
- New commercial vinyl flooring (pine valley white)
- Plaster board ceilings
- Lounge area on entering together with two private WCs and a shower cubicle
- New kitchenette with fitted appliances and cream tiled splashback
- The current layout sits 24 people at desks and 12 at high tables
- Meeting room 1 for up to 12 seated and meeting room 2 for up to 4 seated. Crittal glass framing to both.
- Separate storage and comms room.
- A mixture of LED spotlights and modern pendant fittings.

Virtual Viewing

To have a virtual tour of the office click [here](#)



Energy Performance Certificate

Rating D (Score 79) Valid up to 26th June 2029

Floor Area and Costs

Floor	Size	Rent	Rates 2020/2021	Service Charge
3rd Floor	1,716 sq ft	£65.00 per sq ft (£11,540 pa)	£14.46 per sq ft RV: £49,750	£11.00 + VAT per sq ft approx.

Connectivity

Fibre optic is already installed with 1 GB line, subject to transfer to a new tenant.

Terms

A new lease direct from the landlord (outside the Landlord and Tenant Act) on terms to be agreed.

Tenant's Fixture and Fittings

Available by separate negotiation with the outgoing tenant. Full list available on request.



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