



THORNBURY
REAL ESTATE

1st Floor Office Suite
To Let
378 sq ft (NIA)



1st Floor
19 Goodge Street, London,
W1T 2PH

£24,000 pa exclusive of VAT

Your attention is drawn to the important notice overleaf Thornbury Real Estate is a trading name of Thornbury Real Estate Limited Co. number 14248471

Please call us on: (+44) 07540 501 589

www.thornburyrealestate.co.uk



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REAL ESTATE

We are pleased to bring to the Market this newly refurbished first floor office suite comprising 378 sq ft.

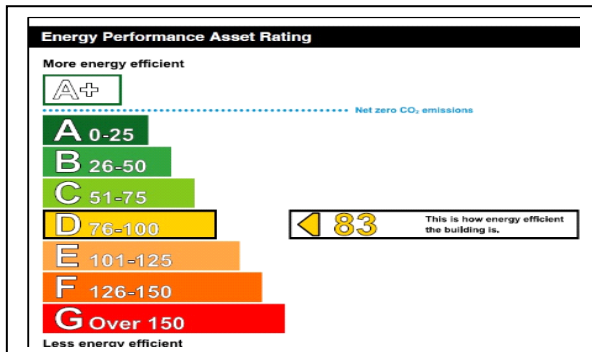
The office is situated in a vibrant area of Goodge Street on the corner of Whitfield Street, with numerous shops, restaurants and cafes close by. Goodge Street Underground Station (northern line) and Warren Street Underground Station (Victoria/Northern lines) are within a short walking distance.

This newly refurbished suite is available on a term to be agreed directly with the Landlord and comprise an open plan office suite with shared WC's.

AMENITIES

- Newly Refurbished
- Wooden Flooring
- Excellent Natural Light
- New double glazed windows
- Electric wall mounted heaters
- Entryphone System

EPC



POSSESSION

Upon completion of all legal formalities

VIEWING

Strictly by appointment with the sole agents, Thornbury Real Estate

LEGAL COSTS

Each Party to be responsible for their own legal fees

LEASE

A new effective FRI lease will be granted for a term by arrangement outside the Landlord and Tenant Act.

RENT

£24,000 pa exclusive
(£63.50 psf)

SERVICE CHARGE

TBC

MANAGEMENT FEES

10% of the yearly service charge plus VAT

BUSINESS RATES

We are advised that the rateable value is currently £15,500. This is due to reduce to £12,500 from 1st April 2023.

We would advise applicants check these figures with the local authority.

CONTACTS

David Green - T 07540 501 589
david@thornburyrealestate.co.uk

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