

NEW INSTRUCTION

3rd FLOOR, 20 FOUBERT'S PLACE, CARNABY, W1

APPROX. 637 SQ FT (59.2 SQ M)

FULLY FITTED OFFICES TO LET



3rd Floor
20 Foubert's Place
Carnaby
London
W1F 7PL

- Fully Fitted Offices
- On the Carnaby Estate
- Approx. 637 sq ft (NIA)
- Excellent natural light
- Wall mounted Air-Conditioning Units

LOCATION

The property is situated between Kingly Street and Carnaby Street, 20 Foubert's Place, is the perfect office location.

Kingly Court's array of bars and restaurants, together with the world-famous shopping on offer in Carnaby, makes for a unique and inspiring working environment.

Oxford Circus (Victoria, Bakerloo, & Central line), Tottenham Court Road (Central, Northern & Elizabeth Line) and Piccadilly Circus (Bakerloo and Piccadilly Line) are within short walking distance.

DESCRIPTION

20 Foubert's Place is unique townhouse office building. The available accommodation on the 3rd floor comprises high quality fitted office space benefiting from sash windows, a fitted kitchenette, and wooden floors and includes the following:

- Fully fitted & cabled
- Wall mounted air-conditioning units
- Newly refurbished entrance
- Excellent natural light
- Wooden floors
- Kitchenette
- Demised WC's
- Cycle store – as a Carnaby estate occupier, you have access to this at 5-7 Carnaby Street
- 24-hour access

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
2 nd floor	637	59.2

Viewing strictly by appointment

Anders Horwood

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TERMS

The 3rd floor is available by way of an assignment of the existing lease for a term until 24 December 2024, at a passing rent of £40,000 per annum. The lease is contracted outside of the 1954 Landlord and Tenant Act Part II (as amended).

Alternatively, a new longer term lease may be available direct from the Landlord.

OUTGOINGS

Passing Rent: £40,000 per annum / £62.80 per sq ft pax

Service charge: £11.05 per sq ft per annum exclusive (YE 2023)

Business Rates Payable: Approx. £13.48 per sq ft per annum exclusive (2023/24)

*please note you are advised to make your own enquires in this regard.

VAT

The property is elected for VAT.

EPC

D-90. Available upon request.

SUBJECT TO CONTRACT



IMPORTANT INFORMATION

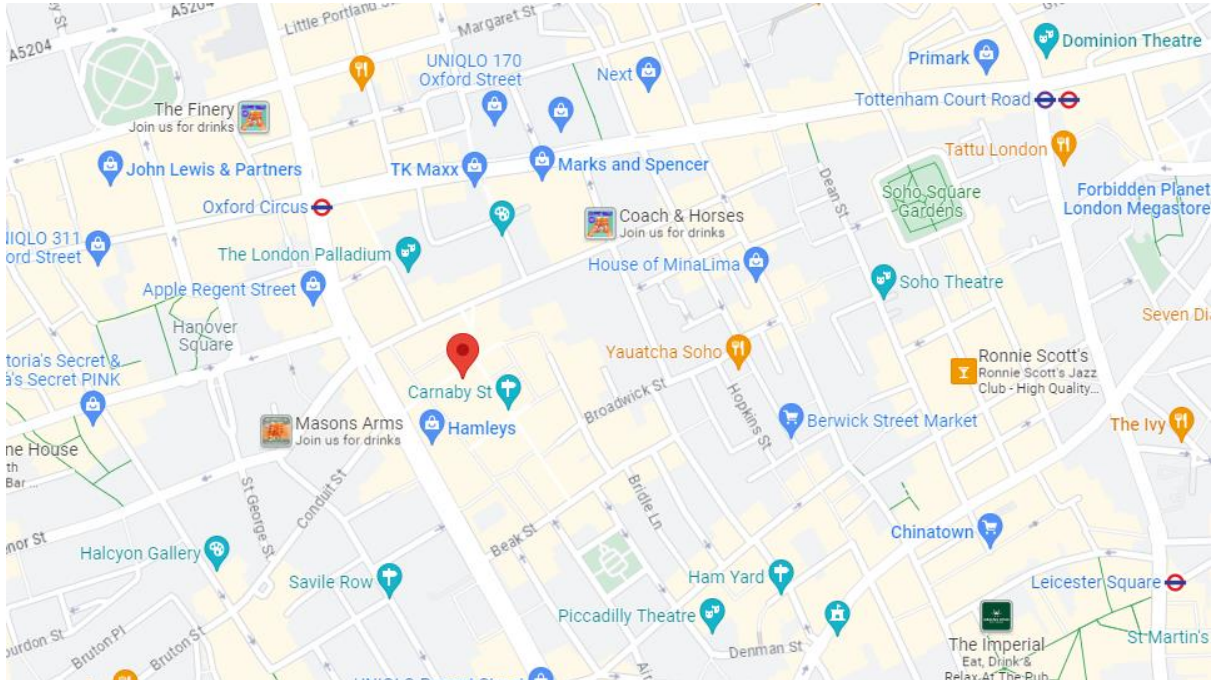
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Carter Jonas





Lease Plan (not to scale)



Location Plan (not to scale)

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