



James Lewis and Company

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Prominent Fitzrovia Shop/Showroom/Office TO LET

55 Warren Street
Fitzrovia
London W1

**Shop/Showroom/Office and
trading Lower Grd Floor**

approx 913 sq.ft (85m²) To Let

LOCATION:

Renowned as one of **Fitzrovia's** well-established thoroughfares, **Warren Street** runs between **Tottenham Court Road** to the east and **Cleveland Street** to the West. It forms an important link to the business and residential communities of Fitzroy Square, Charlotte Street and Whitfield Street. **55 Warren Street** is well situated on the north side of the thoroughfare, moments walk from **Warren St Underground Station** (*Northern and Victoria lines*) and **Great Portland St Underground Station** (*Metropolitan line*) and only a few metres from bustling **Tottenham Court Road** itself.

LEASE: A New 10 year FRI Lease will be granted subject to an upward only rent review at the 5th year

RENT: £37,500 per annum exclusive Subject to Contract

RATES: We believe the amount payable for current year is approximately £11,679 payable

LEGAL COSTS: Each party to bear their own costs

Viewings at short notice through Sole Agents 020 7631 4565

DESCRIPTION:

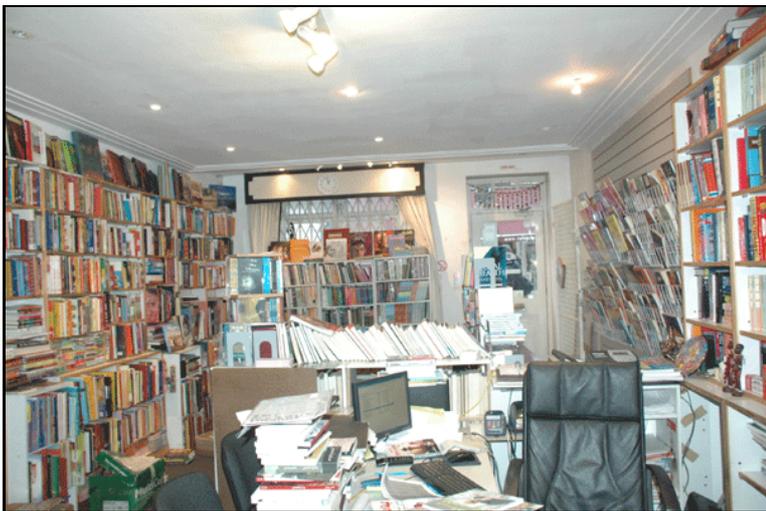
Ground Floor : approx: **436 sq.ft (41m²)**
in open-plan

Lwr Grd Floor: approx: **477 sq.ft (44m²)**
*with Kitchenette, Shower-room
Cloakroom & Offices*

Gross Frontage: approx **16'6 (5.00 m)**

Net Frontage: approx **13'7 (4.12m)**

Built Depth: approx **34'4 (10.40m)**



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.