



**Office Suite approx 300 sq.ft (28m<sup>2</sup>) TO LET**

**James Lewis and Company**

The Cilip Building, 7 Ridgmount Street  
London WC1E 7AE  
tel: 020 7631 4565/020 7255 0667  
e: brian@jameslewis.co.uk



Surveyors, Valuers and Estate Agents  
Brian L. Saidman F.I.B.A.

**60 Tottenham Court Road**  
**Fitzrovia**  
**London W1**

**LOCATION**

No.60 Tottenham Court Road is prominently situated on the west side of this busy Fitzrovia thoroughfare just to the south of the junction with Goodge Street and immediately adjoining Marks & Spencers

Providing approximately  
**300sq.ft (28m<sup>2</sup>) Office**

on **SECOND FLOOR**

Double Glazed

Recently Fully Refurbished

s/c Air conditioning unit

Door entry system

**DESCRIPTION:**

**OFFICE SUITE:** Open-plan office room  
**2ND FLR:** approx 300 sq.ft (28 m<sup>2</sup>)

with Cloakrooms on Second Floor



**LEASE:**

New lease by arrangement, flexible terms.

**RENT:**

2nd Floor: £14,500 p.a exclusive

**SERVICE CHGE:** £1,000 p.a

**RATES:** £4,320 (subject to small  
business rate concession as  
available)

**VIEWING:**

At short notice

**JAMES LEWIS & COMPANY (Brian Lewis)**

**020 7255 0667 brian@jameslewis.co.uk**

**EPC:** Available on request

**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.