

PROPERTY PARTICULARS

**THE HEAL'S BUILDING
22/24 TORRINGTON PLACE
TOTTENHAM COURT ROAD WC1**

**REFURBISHED COMFORT COOLED
OFFICE SUITE IN ICONIC BUILDING
1,088 SQ FT**



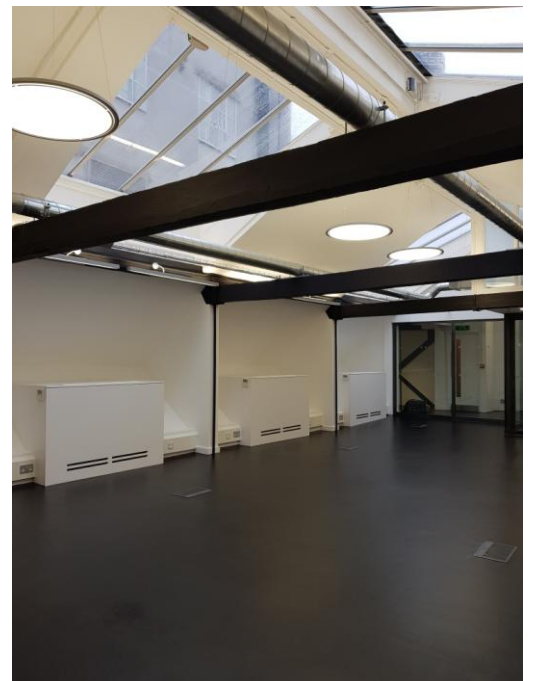
Location

This iconic building is located on the east side of Tottenham Court Road, with the entrance located in Torrington Place. Goodge Street, Warren Street and the soon to be open Elizabeth Line which serves Tottenham Court Road Underground stations are all close by.

Description

Forming part of the **3rd floor** and accessed via 2 glass sided lifts and a spectacular reception/atrium, the space provides bright open plan accommodation which includes a standalone meeting room/private office across the hallway, a new fitted kitchen including dishwasher and fridge, new comfort cooling, contemporary lighting and a new vinyl floor finish. Adjacent to the suite are new remodelled male and female toilets along with access to showers and cycle storage.

The approximate net internal floor area is **1,088 sq ft**



IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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Established 1971

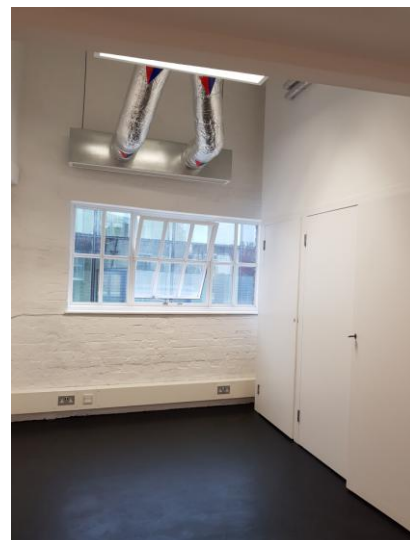
Registered in England No. OC306578

Features

Iconic Building	On site building management team
2 glass feature lifts	New fitted kitchen
Manned Reception	New lighting
New comfort cooling	24 hour access and security
Cat 6 cabling	100mb Fibre being installed
Cycle bays	Shower facilities

Lease A new lease is available for a term to be agreed.

Rent £63.50 per sq ft per annum exclusive of outgoings and VAT



Service Charge Approximately £7.50 psf

Rates Approximately £20 per sq ft. Interested parties are advised to make their own to satisfy themselves this information is correct

EPC The suites have been assessed as having a “C” Rating.

Legal Costs Each party are to bear their own legal costs involved in the transaction.

Viewing By appointment through joint sole letting agents

Edward Charles

Tony Parrack Jamie Shuttle
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