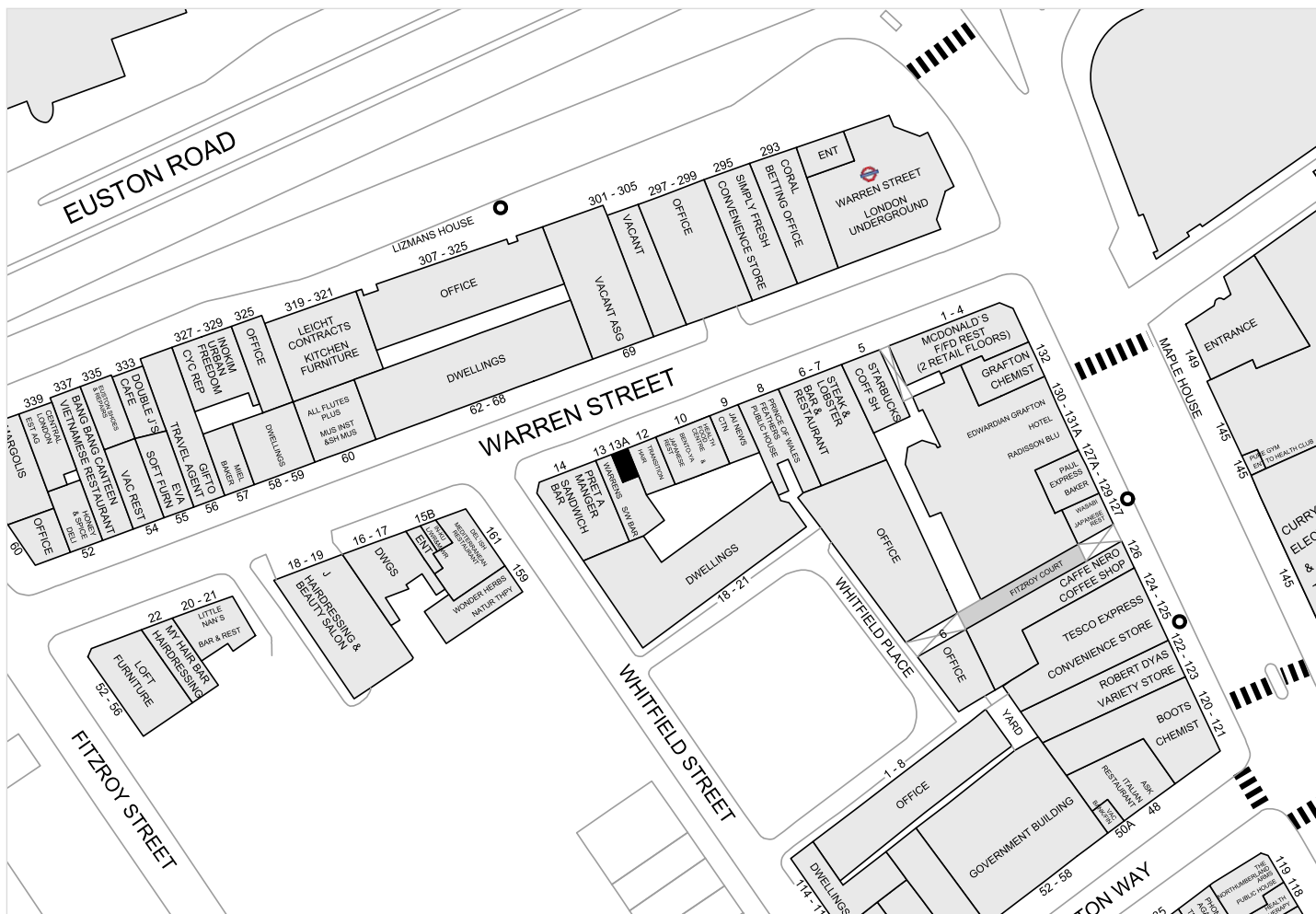

FITZROVIA

13-14 WARREN STREET W1



NEW LEASE AVAILABLE
D1 BASEMENT



LOCATION

The premises are located on the south side of Warren Street within 50 meters of Warren street Underground Station and Tottenham Court Road adjacent to Pret a Manger and other occupiers nearby include McDonalds, Starbucks, Steak & Lobster, Bento-ya, Transition, Simply Fresh, Coral and Warrens.

ACCOMMODATION

The premises benefits from a ground floor entrance lobby leading down to a basement providing the following approximate net internal floor area:

Basement 1,498 sq ft 139.17 sq m

A floor plan is available on request.

TENURE

Subject to VP the premises are available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

The quoting rent is £32,500 per annum exclusive.

USE

We understand the premises have mixed A1, A2 and D1 use however interested parties should make their own enquires with Camden Borough Council Planning Department.

RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value £19,000.

Interested parties should verify the above figure for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:



Nick Furlong
020 7183 0584
nf@bcetail.co.uk

3rd Floor
16 Ingestre Place
London W1F 0JJ

Fergus Emmerson
020 7183 0588
fe@bcetail.co.uk

www.bcetail.co.uk

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SUBJECT TO CONTRACT