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# FITZROVIA

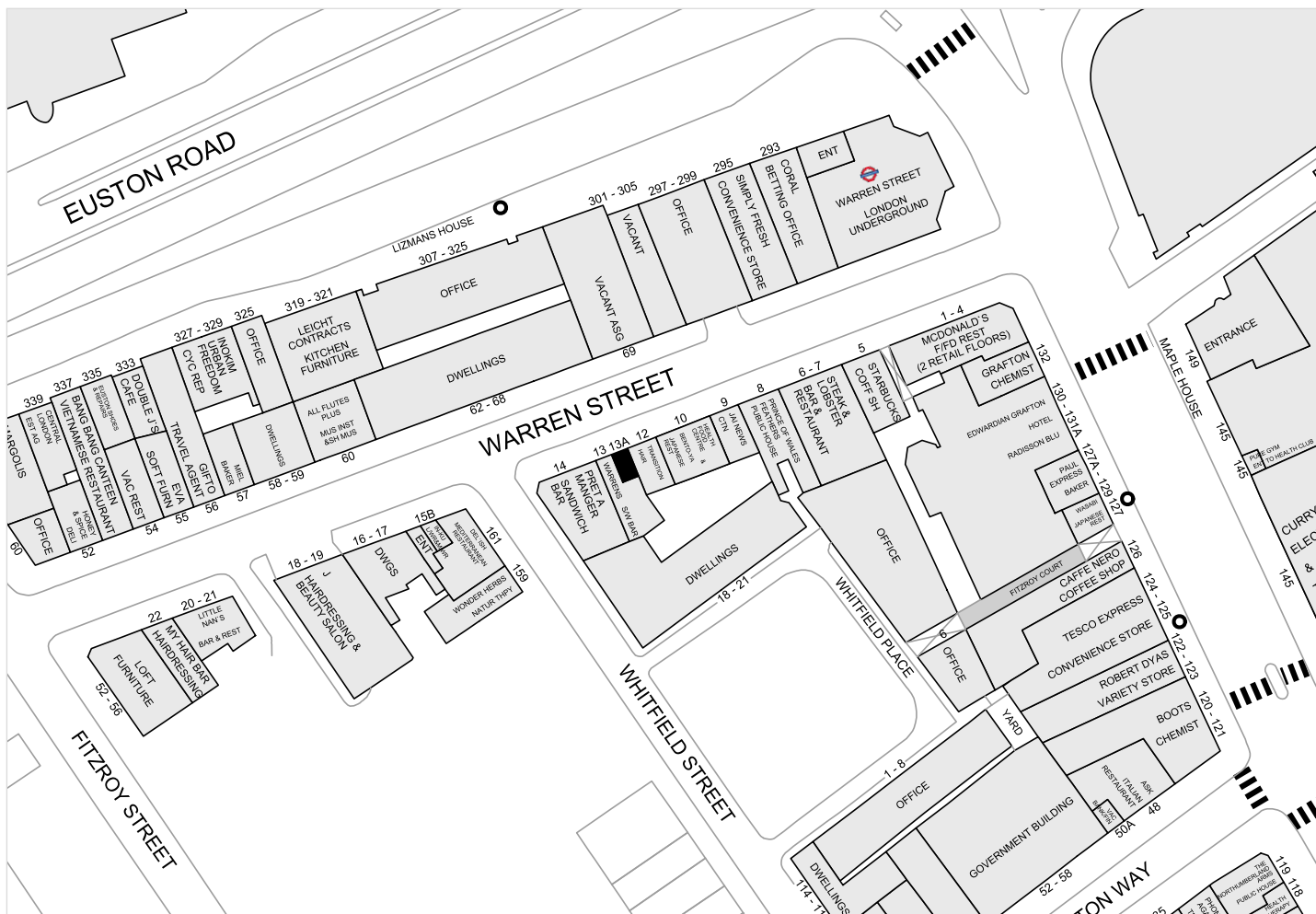
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13-14 WARREN STREET W1



NEW LEASE AVAILABLE  
CLASS E USE

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## 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 £35,000 per annum exclusive.

## USE

We understand the premises benefits from Class E Use. Interested parties are advised to 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](http://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  
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3rd Floor  
16 Ingestre Place  
London W1F 0JJ

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SUBJECT TO CONTRACT