



AGENCY

OFFICE

**PART 5TH FLOOR
THE QUBE, 90 WHITFIELD
STREET
LONDON
W1T 4EZ**

DESCRIPTION

The floor is currently fitted out to a high specification with various meeting rooms, kitchen and comms room in situ. The accommodation is situated on the top level of the building, positioned around the central atrium and therefore benefits from striking views and enjoys great levels of natural light.

LOCATION

The building occupies a prominent position on the corners of Whitfield Street, Maple Street and Tottenham Court Road and roughly 4 minutes walk from both Warren Street Station (Northern & Victoria Lines) and Goodge Street Station (Northern Line).

ACCOMMODATION

Floors / Units	Size
Part 5th floor	11,819 sq ft
Total	11,819 sq ft

ADDITIONAL INFORMATION

The accommodation is available by way of a sub-lease or an assignment of our client's lease to expire in March 2024. The lease is inside the Landlord & Tenant Act 1954 Part II (as amended) and there is a tenant break option and rent review in March 2019.

- Rent: £59.50 per sq ft (passing)
- Rates: £29.98 per sq ft
- Service Charges: £13.05 per sq ft

All costs exclusive of VAT.



TENURE	LEASEHOLD
SIZE	11,819 SQ FT

KEY FEATURES

- ▶ Fitted out "Plug and Play" accommodation
- ▶ All furniture is available by separate negotiation
- ▶ Large roof terrace
- ▶ Excellent natural light
- ▶ Showers
- ▶ Designated bike racks + lockers
- ▶ Grade A specification including raised floors, air conditioning, 2.75 m floor to ceiling height
- ▶ Commissionaire
- ▶ 24 hour security
- ▶ 2 Car parking spaces

FOR FURTHER INFORMATION

GUY MILNE

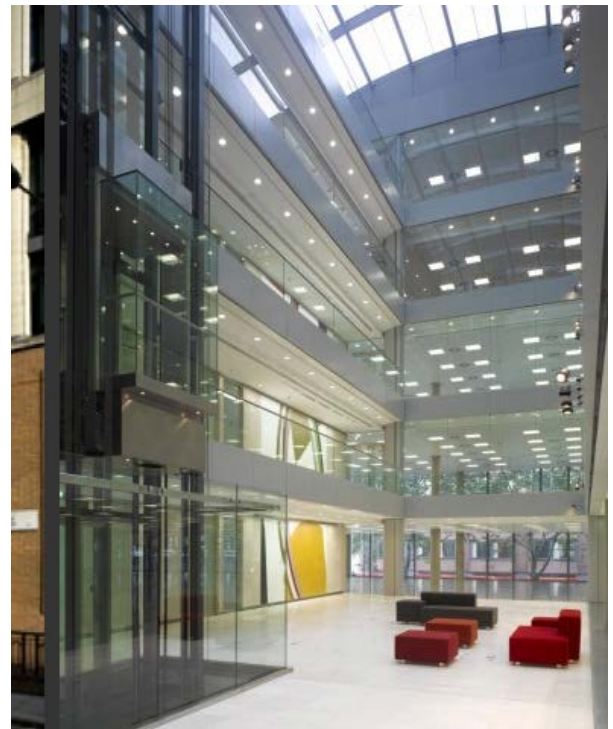
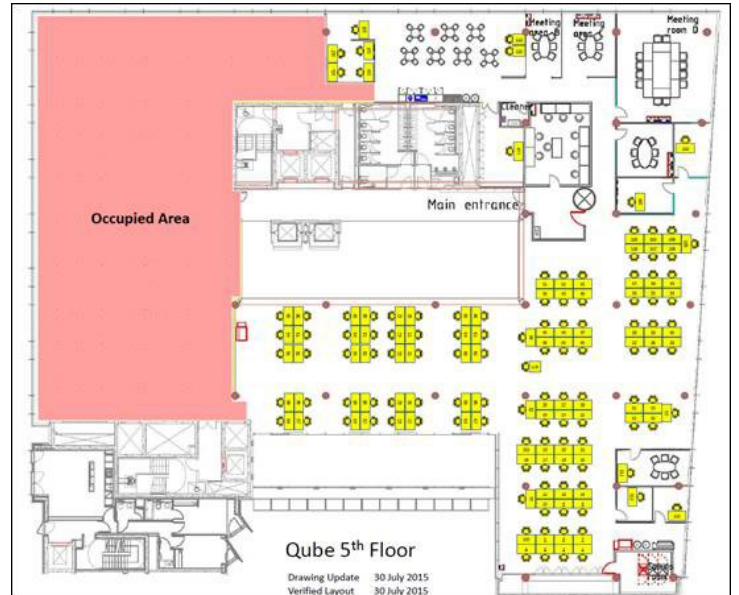
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