



**AGENCY**

**OFFICE**

**PART 3<sup>RD</sup> FLOOR  
90 WHITFIELD STREET  
LONDON  
W1T 4EZ**

**DESCRIPTION**

The floor is currently in a Cat A condition having been comprehensively refurbished by the landlord. The accommodation is situated on the third floor, accessed directly from the central atrium. Full height windows along two elevations provides excellent levels of natural light throughout.

**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 3 <sup>rd</sup> Floor	3,000 sq ft (278.7 sq m)
<b>Total</b>	<b>3,000 sq ft (278.7 sq m)</b>

**ADDITIONAL INFORMATION**

Rent: £74.50 per sq ft

Rates: £27.00 per sq ft

Service Charges: £13.00 per sq ft

A new sublease is available from the current tenant for a term of 6 years with a mutual break option in year 3. A longer term may be available subject to negotiation.



**TENURE**

**LEASEHOLD**

**SIZE**

**c. 3,000 SQ FT**

**EPC**

**KEY FEATURES**

- ▶ Fully refurbished
- ▶ Bike storage facilities
- ▶ Showers and storage lockers
- ▶ Commissionaire
- ▶ 24 hour security

**FOR FURTHER INFORMATION**

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