

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



ATTRACTIVE BLOOMSBURY OFFICES

TO LET only £35.00 psf

315 sq ft – 1,037 sq ft



39 Store Street London WC1

**LOCATION**

The property occupies a prominent position on the south side of Store Street between the junctions with Tottenham Court Road and Gower Street. It is within walking distance of Tottenham Court Road Underground Station (Central and northern lines) and Gode Street Underground Station (Northern line). It is close to both Bloomsbury and Fitzrovia as well as being a short walk from Tottenham Court Road with its excellent shopping and restaurant facilities and the numerous bus routes which serve it.

ACCOMMODATION

An attractive period property with a ground floor entrance the premises comprise self-contained upper parts with bright functional offices and demised kitchen and WC's having the following approximate floor areas:

First	389 sq ft
Second	315 sq ft
Third	333 sq ft
TOTAL	1,037 sq ft (96.34 m2)

AMENITIES

- * Card and video entry systems
- * Excellent natural light
- * Central heating
- * Modern lighting and ducted cabling
- * Carpeted throughout
- * Kitchen and shower
- * Burglar and fire alarm systems

LEASE

Flexible internal repairing and insuring sublease outside the Act or assignment of protected Lease until March 2022

RENT

£35.00 per sq ft. inclusive of service charge

RATES

£24.24 per sq. ft. approx. payable 2020/2021

VIEWING

By appointment through joint sole agents:

Wiltshire Daniels
Daniel Isaacs
020 7529 5559
dbi@wiltshiredaniels.com

Michael Berg & Partners
Michael Berg
07973 561377
msb@michaelberg.co.uk