

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**TO LET**

**OFFICE/SHOWROOM/WORKROOM**



**7 GOODGE PLACE, W1**

450/452 or 902 SQ FT

**LOCATION**

The premises are situated on the east side of Goodge Place, a quiet cobbled street linking Goodge Street and Tottenham Street and parallel to Charlotte Street, within Fitzrovia an area which lies between Oxford Street to the south and Euston Road to the north, Regent Street to the west and Tottenham Court Road to the east. The cosmopolitan Soho district lies immediately south.

Nearby occupiers include a mix of offices and residential with Charlotte Street being well renowned for its Leisure and hospitality venues with an eclectic mix of restaurants, cafes and shops.

Goodge Street station is a short walk away with Tottenham Court Road, Warren Street and Oxford Circus stations being a slightly longer walk away.

The local area provides an excellent selection of bars, cafes, restaurants and shops and is very close to both Oxford Street and Tottenham Court Road shopping streets.

**ACCOMMODATION**

The available offices include a first-floor rear office and the entire second floor of the building. The approximate floor areas are as follows:

First floor rear	450 sq ft
Second floor	452 sq ft

**AMENITIES**

The property benefits from the following:

- \* Character space in period building
- \* Suitable for a variety of uses
- \* Good value
- \* Kitchen facility

**LEASE**

New lease on terms by arrangement

**RENT**

£42.50 per sq ft exclusive

**SERVICE CHARGE**

£8.00 per sq ft estimated

**RATES**

The current rateable value for both the first-floor rear and the second floor are £14,750.00.

Interested parties should make enquiries of Camden for an accurate assessment of rates payable.

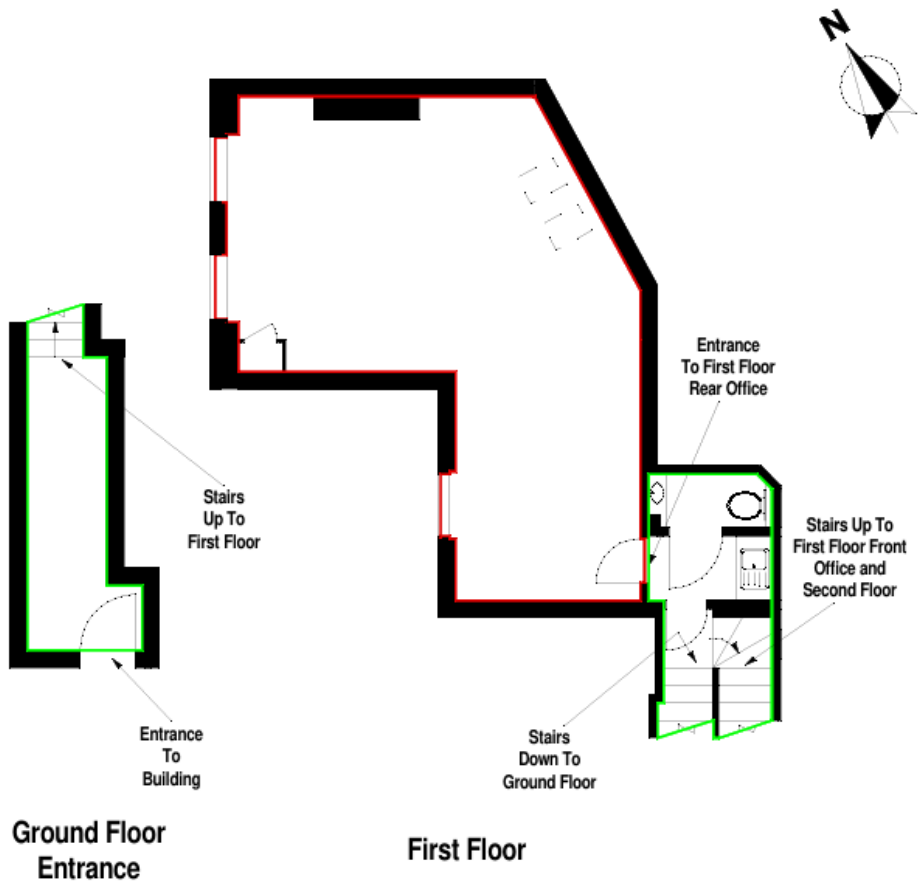
**LEGAL COSTS**

Each party to be responsible for their own legal costs.

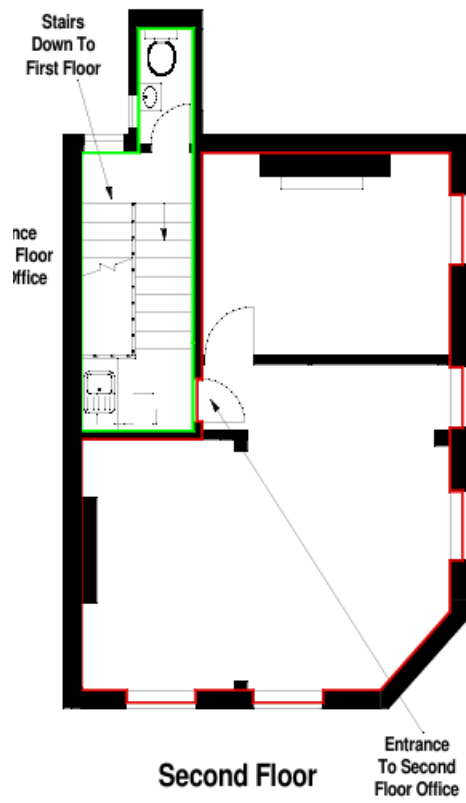
**VIEWING**

By appointment through sole agent

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**First floor rear plan**



**Second floor plan**



Second floor



First floor rear

1.25