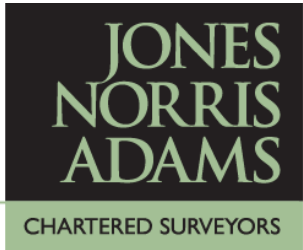




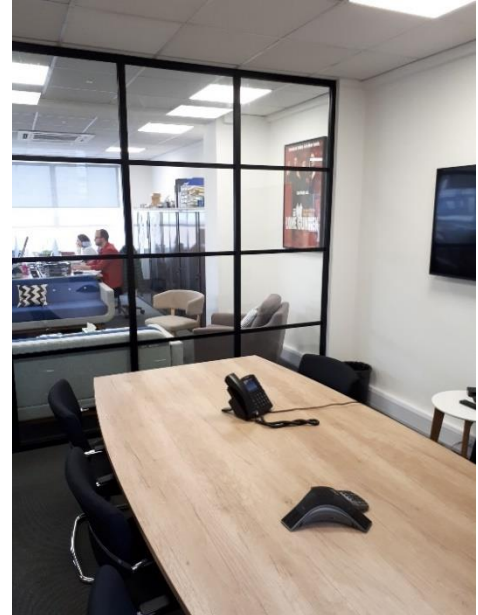
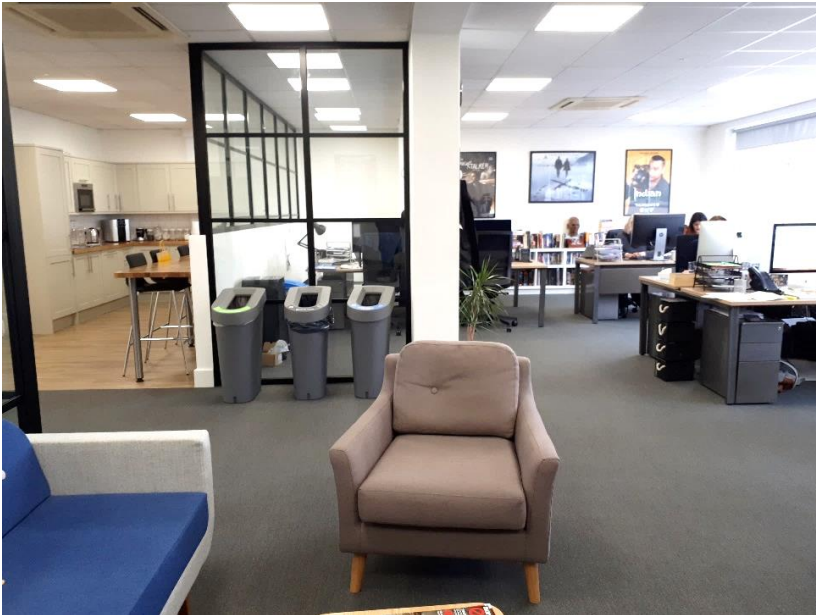
0207 491 0207



## FULLY FITTED MEDIA STYLE OFFICES TO LET

33 ALFRED PLACE WC1E 7DP

3,206 Sq Ft (approx.) over 4<sup>th</sup> and 5<sup>th</sup> floors



### LOCATION

The building is located on Alfred Place, five minutes walk North of Tottenham Ct Rd tube (**Central and Northern Lines**) and 2 minutes walk south of Goodge St (**Northern Line**). Alfred Place is a wide, quiet street with all the amenities of Costa, Pret, Itsu and Eat nearby.

### DESCRIPTION

The offices are arranged mainly on the 4<sup>th</sup> floor with a small very attractive meeting room suite on the 5<sup>th</sup>. Both floors have been beautifully fitted in a neutral open plan media style with air-conditioning, kitchenettes and ample meeting rooms.

### APPROXIMATE FLOOR AREAS

Floor	Sq. Ft	Sq. M	
5th	752	70	Our clients wish to assign their lease as a <u>whole</u> and not to sublet the floors individually
4th	2,454	228	
<b>Total</b>	<b>3,206</b>	<b>298</b>	

### AMENITIES

- Air-conditioning
- LED lighting
- Perimeter trunking
- Fully fitted
- Installed fibre
- Kitchenettes (one with dishwasher)
- Excellent natural light
- Passenger lift
- Showers
- Secure bike racks

## LEASE

The two floors are held on a single lease expiring September 2023 and a straight assignment of this lease is available. There is a tenant only break in April 2020. If the lease is not broken then the tenant receives a three month rent free period.

## RENT

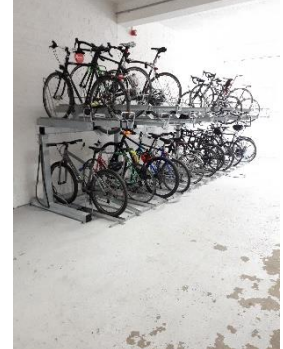
£57.50 per sq ft - rent passing under the current lease.

## BUSINESS RATES

£24.20 psf approx. subject to verification 2018/19

## SERVICE CHARGE

£11.00 psf approximately current year. VAT is payable on all costs other than business rates.



4th Floor – 2,454 sq ft



5th Floor – 752 sq ft

### For more information or to arrange a viewing:

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