

ON BEHALF OF LAZARI INVESTMENTS

QUEENS HOUSE, 180 TOTTENHAM COURT ROAD, W1

AIR COOLED OFFICE FLOOR



ENTIRE 1ST FLOOR OFFICES

2,380 sq ft (221.11 sq m)

LOCATION: The property is situated opposite the junction of Tottenham Court Road and Howland Street and is within a short walk from Goodge Street, Warren Street, Euston Square, Russell Square and Tottenham Court Road, Underground stations (Central, Northern, Piccadilly, Circle, Hammersmith and City, Metropolitan and Victoria lines). The area is extremely well served by numerous hotels, restaurants and shops.

DESCRIPTION: The available accommodation is arranged over the first floor which measures approximately 2,380 sq ft and has recently been refurbished providing bright comfort cooled space with inset lighting. The space is split into two open plan sections and benefits from demised WCs.

AMENITIES:

* Comfort Cooling	* Passenger Lift
* Secondary Glazing	* Private WCs
* Raised Floor	* Entryphone
* Good Floor to Ceiling Height	* Plasterboard Ceiling
* Excellent Natural Light	* Capped off services

Note. Car Parking is available by separate arrangement

TERMS: A new lease for a term by arrangement directly from the Landlord.

SERVICE CHARGE: We have been advised by our client that the service charge for the current year is £5.00 per sq ft.

RATES: Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2011 to be approximately £17.93 per sq ft per annum. Interested parties are advised to make their own enquiries.

RENT: £81,000 per annum exclusive.

LEGAL COSTS: Each party is to be responsible for their own legal costs.

VIEWING: **Strictly by appointment through sole agent:**

Ashwell Rogers

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September 2011
Subject to Contract