

New Instruction

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**HEALS BUILDING
191-199 TOTTENHAM COURT ROAD
LONDON, W1**



**1,990 sq ft
(184.88 sq m)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location	The building is located on the east side of Tottenham Court Road on the junction with Torrington Place. 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) are close by. The area is well served by a range of world-renowned restaurants, shops and hotels.	
Description	The available accommodation is located on the second floor and has a warehouse feel which will be of interest to media occupiers. The suite provides excellent floor to ceiling height along with a number of interesting features including exposed wooden beams within a pitched roof. The suite is predominantly open plan and benefits from two offices / meeting rooms already in place and the option of a fitted kitchen.	
Accommodation	Part 2 nd floor - 1,990 sq ft (184.88 sq m)	
Amenities	<ul style="list-style-type: none"> * Modern reception * Automatic passenger lift * Excellent natural light * Air conditioning * Kitchenette 	<ul style="list-style-type: none"> * Commissionaire * Communal outside space * Excellent floor to ceiling height * Furniture in place * 2 meeting rooms
Terms	A new sublease is available for a term expiring June 2012	
Rent	£39,800 per annum exclusive.	
Service Charge	The service charge will be capped at £8.00 per sq ft per annum.	
Rates	We have been advised by the local authority that the rates payable from 1st April 2010 are estimated to be approximately £6.50 per sq ft per annum. Interested parties are advised to make their own enquiries.	
Occupation	Immediate upon completion of legal formalities.	
Legal Costs	Each party is to be responsible for their own legal costs.	
Viewing	By appointment through sole agent.	

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