

**KINGS COURT,  
2-16 GOODGE STREET, W1  
3,108 sq ft ( 288.73 sq m)**

**Location**

The property is located on the west side of Tottenham Court Road, at the junction with Goodge Street. Tottenham Court Road, Warren Street and Goodge Street stations (Central, Victoria, and Northern lines) are within short walking distance. The area is well served by a range of shops, restaurants and hotels.

**Description**

The available space on the fourth floor provides bright open plan and airy space totalling **3,108 sq ft (288.73 sq m)**.

**Amenities**

- \* Commissionaire
- \* Passenger Lift
- \* Air Conditioning
- \* Category V Cabling With ISDN
- \* Split Level
- \* Self Contained WC's
- \* Skylights
- \* Suspended Ceilings
- \* Excellent Natural Light
- \* Under Floor Trunking System

<b>Lease</b>	For a term to expire 24 <sup>th</sup> December 2014 subject to rent review on 25 <sup>th</sup> December 2009.
<b>Rent</b>	£107,300 per annum exclusive.
<b>Rates</b>	Based on information received from the local authority, we estimate rates payable for the year commencing 1 April 2006 to be £35,290 (£11.35 per sq ft) Parties are advised to make their own enquires.
<b>Service Charge</b>	To be confirmed.
<b>Occupation</b>	Immediate upon completion of legal formalities.
<b>Legal Costs</b>	Each party is to bear their own legal costs involved in this transaction.
<b>Viewing</b>	By appointment through sole agents Ashwell Rogers:

**Ashim Sharma / Ben Lewis**  
**020 7529 5300**

Sept 06

