

Modernised B1/D1 Building

5,110 SQ FT - AVAILABLE ON ATTRACTIVE TERMS

**99 GOWER STREET
LONDON WC1E 6AA**



LOCATION

This attractive Georgian fronted building is located on the west side, close to Torrington Place and opposite University College, London. It is thereby convenient for Goodge Street, Euston Square and Warren Street Stations. At least seven bus routes stop outside.

020 7522 8500

DESCRIPTION

The building provides an attractive mix of period style offices, which have been comprehensively refurbished at the front, along with a three storey modern extension at the rear.

The approximate floor areas are as follows:

Floor	Sq Ft	Sq M
4 th	105	9.8
3 rd	522	48.5
2 nd	1,257	116.8
1 st	1,359	126.3
Ground	1,243	115.5
Lower Ground	624	58.0
Total	5,110	474.9

AMENITIES

- Air conditioning
- Underfloor/ perimeter trunking
- Excellent natural light
- Kitchenette
- Shower
- Period (Georgian) features
- Server room
- CAT 6 Cabling

USER The property has a certificate of lawfulness, allowing the property to be used as mixed offices and educational premises (classes B1a and D1)

LEASE OPTIONS **EITHER:** Assignment of a lease expiring 29th January 2023, subject to a tenant's option to determine in January 2018. The rent passing is **£35.00 per sq ft** per annum (subject to review in 2018) – Further terms upon application.

OR: Consideration will be given to subletting all or part of the building subject to a mutual break in January 2018 at a rent of £45.00 per sq ft per annum exclusive.

VAT The property is not elected for VAT.

RATES £13.05 per sq ft approx. payable.

EPC RATING C

LEGAL COSTS Each party to bear their own legal costs.

VIEWING By prior appointment through the letting agents Mellersh & Harding: