

**SELF CONTAINED OFFICE TO RENT - NEW LEASE AVAILABLE - 388 SQ FT**  
**23 GOODGE STREET, LONDON, W1T 2PL**  
**1ST FLOOR**

- **NEWLY REFURBISHED**
- **WOODEN FLOORS**
- **WC, SHOWER ROOM & KITCHENETTE**
- **GOOD FLOOR TO CEILING HEIGHT**



**LOCATION:**

The property is located at the eastern end of Goodge Street, close to its junction with Tottenham Court Road.

The location benefits from excellent transport links and is within a short walking distance of Goodge Street tube station. The area also offers very good local amenities including bars, sandwich shops and restaurants.

**DESCRIPTION:**

The available space benefits from excellent natural light, faces onto Goodge Street, has good floor to ceiling height, and is well suited to small media occupiers.

**ACCOMMODATION:**

First Floor (approx) 388 sq ft (36.06 sq m)

- *Floorplans, virtual inspection and additional images available on request*

**TERMS:**

A new effectively FRI lease at a rent of **£55.00** per sq ft.

**BUSINESS RATES:**

The property is to be assessed by the VOA.

**EPC:**

Available on request

**COSTS:**

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

**CONTACT:**

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