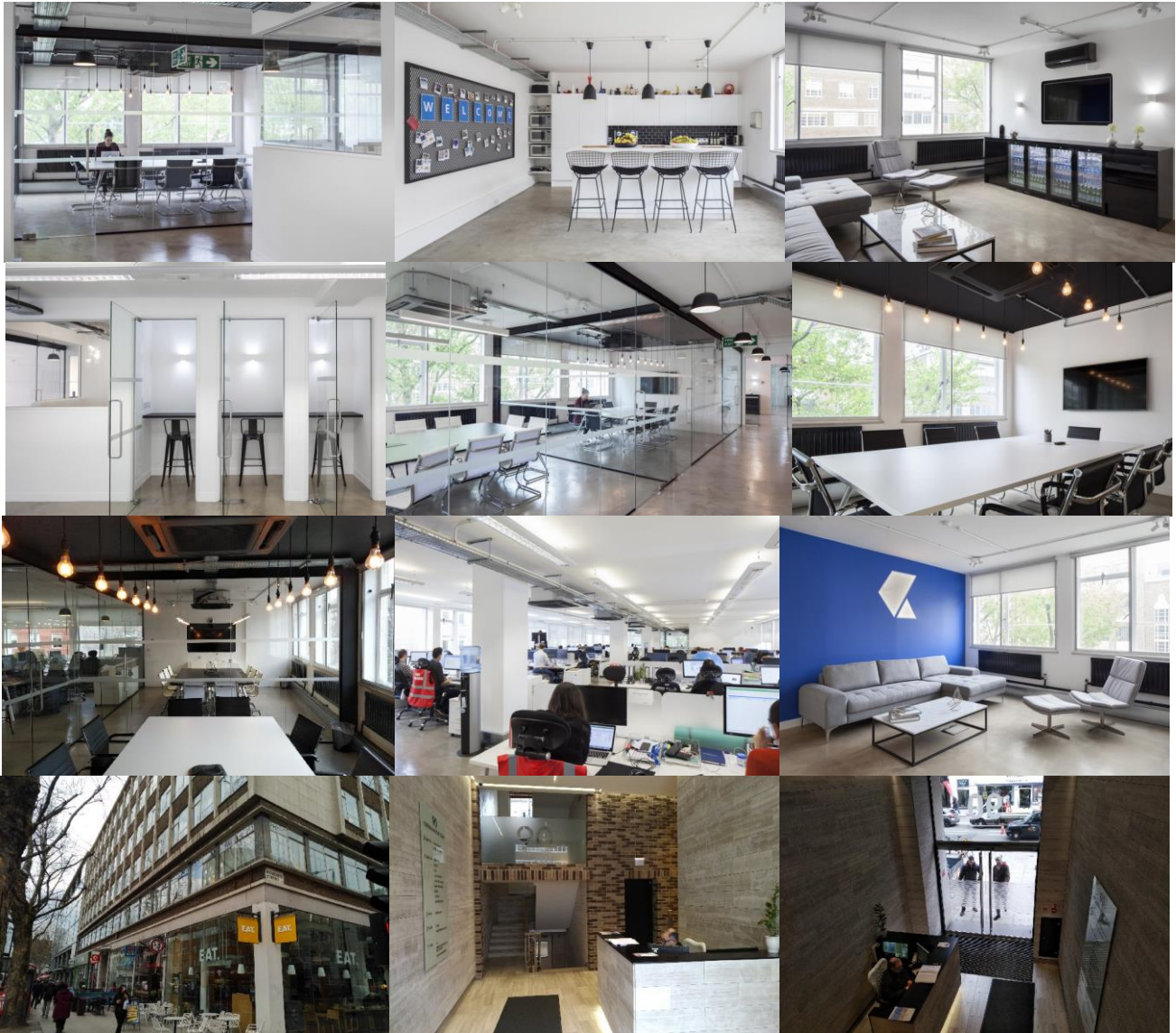


**VERY COOL HIGH QUALITY FITTED MEDIA OFFICE ON LOW RENT TO LET AT
90 Tottenham Court, Fitzrovia, London W1T 4TJ– part 3rd floor 5456 sq ft**



Recently refurbished ground floor reception entrance with commissionaire, 2 x 5 person passenger lifts, corner building with excellent natural light, car parking by separate arrangement, exposed ceiling mounted feature air cooling units, bikes spaces, LG7 & LED exposed lighting units / fittings, internet fibre line (can be transferred), full height glass meeting rooms, large contemporary reception area, large break out area with kitchen, private wc and showers. The building is located on the west side of Tottenham Court Road close to its junction with Howland Street. The area benefits from excellent transport links with Warren Street (Victoria and Northern lines), Tottenham Court Road (Central and Northern lines and crossrail) and Goodge Street (Northern and Central lines) all within easy walking distance. Numerous bus routes also pass along Tottenham Court Road.

Costings per square foot per annum: £59.50 rent, £20 rates, £5.95 service charge. available on assignment of an FR & I lease expiring May 2021.
Viewings: Alex Reuben 020 7100 7500 or 07939287846