

CFK

08700 533 755

www.cfklp.co.uk

**1 BEDFORD AVENUE
LONDON WC1**

**1400 / 2100 / 3500 FT²
TO LET**

**REDECORATED OFFICE SUITES
WITH AIR COOLING**

TO LET UNTIL DEC 2011 AT AN ALL INCLUSIVE RENT OF £35.00 PER FT² PER ANNUM



LOCATION

1 Bedford Avenue is prominently situated on the corner of Tottenham Court Road and Bedford Avenue, approximately 1 minutes walk from Tottenham Court Road underground station (Central and Northern lines). This location is very well served by bus routes and Oxford Street is very close to hand, with all the facilities on offer on this world renowned street.

THE BUILDING

This substantial office building has a large reception area with full time reception staff and a waiting area, and there are 2 lifts that serve all office floors.

ACCOMMODATION

Having let 2 suites, we now have 2 remaining open plan office suites which have excellent natural light and which have been refurbished to include redecoration and new carpeting. Perimeter trunking for power and data is in-situ.

- First Floor Rear 1400 ft²
- First Floor Front 2100 ft²
- TOTAL 3500 ft²

RENT

£35.00 per square foot per annum INCLUSIVE of business rates, water rates and service charge. The building is VAT registered.

LEASE

New leases are to be granted for a term to expire 31st December 2011 without rent review. The leases will be held outside the protection of The 1954 Landlord and Tenant Act (part II).





LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through sole agents

Ian Kitchener

ian.kitchener@cfkllp.co.uk

020 7484 9260

Michael Fraser

michael.fraser@cfkllp.co.uk

020 7484 9262



FOR FURTHER INFORMATION, VISIT OUR WEBSITES:

www.cfk-particulars.co.uk/bedford-avenue/pdf/

www.cfkllp.co.uk

Subject to Contract



MISREPRESENTATION ACT 1967

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