

CFK

08700 533 755

www.cfklp.co.uk

**1 BEDFORD AVENUE
LONDON WC1**

**1400 FT²
TO LET**

**REDECORATED OFFICE SUITES
WITH AIR COOLING**

LAST REMAINING SUITE TO LET UNTIL DEC 2011 AT INCLUSIVE RENT OF £35.00 PER FT² P.A



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

After a flurry of recent lettings, we now have only one office suite remaining to let at 1 Bedford Avenue. The 1st floor East has been redecorated and provides open plan office space with great natural light, new carpets, comfort cooling and perimeter trunking for power and data.

- First Floor East 1400 ft² - **Available To Let**
- First Floor West 2100 ft² - **Let**

RENT

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

LEASE

A new lease will be granted for a term to expire 31st December 2011 without rent review. The lease 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

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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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