

114-115 Tottenham Court Road
London
W1T 5AH

- Self-Contained Class E Premises
- Gym, Retail, Leisure Opportunity
- Approx. 2,750 sq. ft.
- Excellent Floor to Ceiling Height
- Available by way of Assignment or Sub-Lease

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C. P. TOTTENHAM COURT ROAD

STUDIO
CHANGE
ROOMS
TOILETS

1 2 3
4 5 6
7 8 9
0 C



TEAM TRAINING
LIFE CHANGING

THE WAY
WE WORK
THE WAY
WE LIVE

TEAM TRAINING
LIFE CHANGING







Amenities

- Ground Floor Reception
- Changing rooms, shower facilities & WC's
- Excellent floor to ceiling height
- Open plan accommodation
- Close proximity to multiple tube stations, providing easy access to the Elizabeth, Northern, Victoria, Circle, Hammersmith & Metropolitan lines

Description

A self-contained Class E premises measuring 2,754 sq. ft., over lower ground and ground floor.

The property has been fitted as a high-end gym and benefits with a ground floor reception, changing rooms, showers and WC's.

The space could suit a variety of uses such as gym, retail & leisure.

Location

114-115 Tottenham Court Road is located in the vibrant Fitzrovia neighbourhood, known for its mix of retail stores, restaurants, offices and creative businesses, making it a lively and diverse environment.

The property is extremely well connected with Euston Square, Great Portland Street, Warren Street, Goodge Street and Tottenham Court Road, all within a few minutes walking distance.

Term

Available for occupation by way of assignment or sub-lease for a term expiring in March 2035. The existing lease includes a mutual break clause and open market rent review in March 2030.

EPC

"B" rating (38 B).

VAT

The property is not elected for VAT.

Floor Areas & Outgoings

Accommodation comprises the following:

FLOOR	SQ. FT. (NIA)	RENT (£ PER SQ. FT.)	SERVICE CHARGE (£ PER SQ. FT.)	BUSINESS RATES (£ PER SQ. FT.)	AVAILABILITY
Ground & Lower Ground	2,754	£28.75	£2.72	TBC	Available

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Contact Us

For further information or if you would like to arrange a viewing,
please contact sole agents, Albany.

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