

metruís

6 MARKET PLACE

FITZROVIA

HIGH QUALITY FULLY FITTED WORKSPACE AVAILABLE



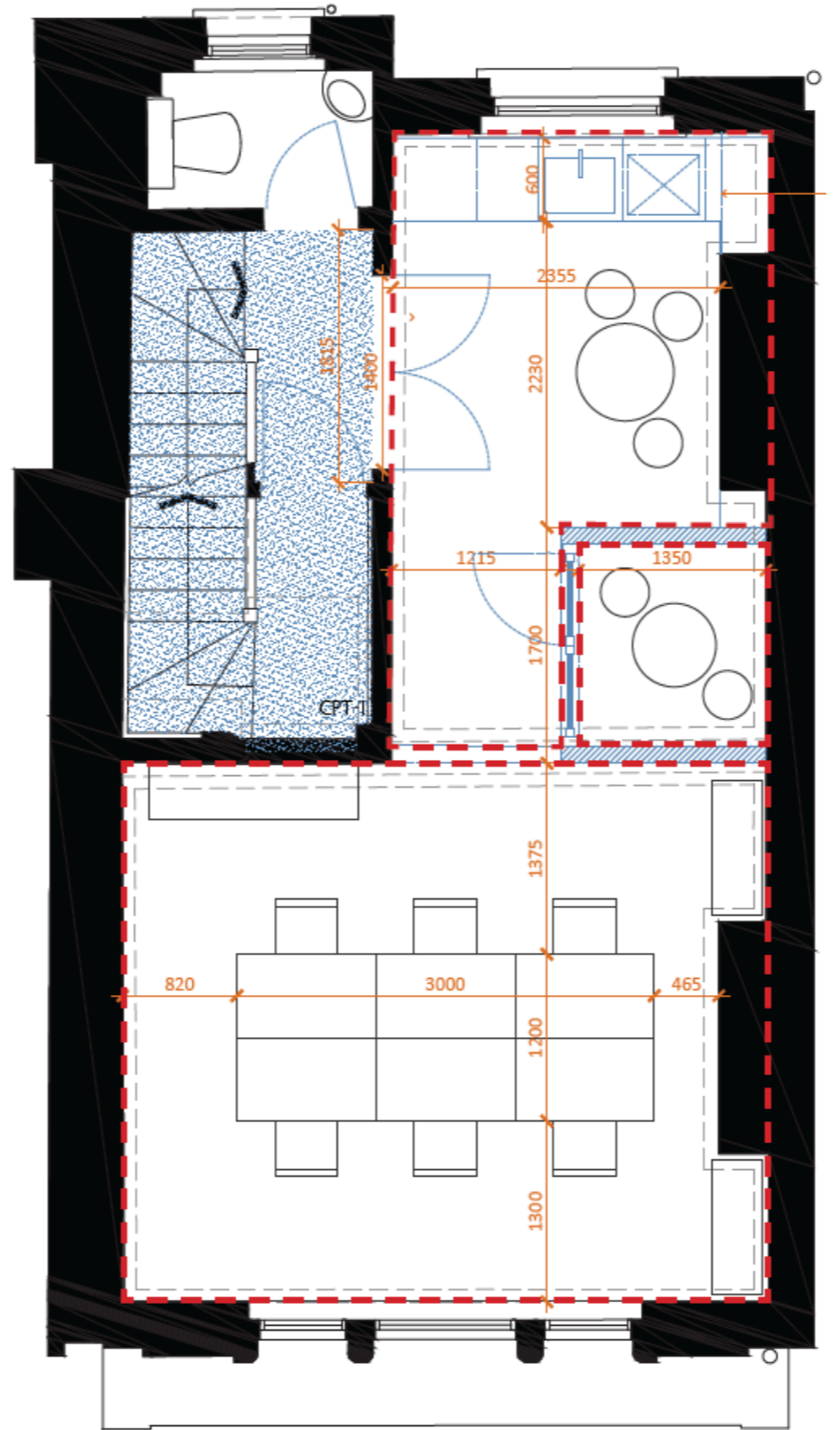












1ST FLOOR LAYOUT

SOMEWHERE TO EAT

Sits within one of London's most vibrant sub-markets, there is an abundance of restaurants, cafés, hotels and bars as well as the numerous retail units on Oxford Street



SOMEWHERE TO WALK AND RELAX

Situated nearby you have Fitzroy Square and Cavendish Square with natural beauty to relax, sit and reflect



SOMEWHERE TO TRAVEL

Oxford Circus, Elizabeth Line & Tottenham Court Road stations offer excellent connection to all of London within walking distance



SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes' walk from the world famous Carnaby Street & Oxford Street offering excellent dining, shopping, and entertainment



ACCOMMODATION

Located in Fitzrovia, one of the West End's most exciting and dynamic villages. There is a host of first class local amenities with some of London's best restaurants cafes, hotels and bars. Fitzrovia is home to some of the boldest, brightest and most interesting names in global business, film, television and music. Oxford Circus station is closest to Market Place, with Tottenham Court Road and Bond Street stations a short walk in either direction along Oxford Street

The 1st Floor at 6 Market Place provides exceptionally high quality space fully fitted with 6 desks, small meeting room & a kitchenette. The space benefits from good natural light with great floor to ceiling heights

TERMS

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available for immediate occupation

EPC

EPC available upon request

CONNECTIVITY

Oxford Circus - 0.1mi
Tottenham Court Road - 0.4mi
Bond Street - 0.5mi
Goodge Street - 0.5mi
Piccadilly Circus - 0.6mi
London Charing Cross Commuter Rail - 1.5mi
London Euston Commuter Rail - 2.4mi

FEATURES

- 6 desks
- Breakout area
- Phone booth
- Kitchen
- Good natural light to front and rear elevations
- Good floor to ceiling height
- Flexible terms
- World class local amenities
- Superb connectivity

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Total Per Calendar Month Inclusive
1st	316	29.36	£3,800

- All sizes NIA (Net Internal Area)



CONTACT

www.metrus.co.uk

020 7079 3976

agencygroup@metrus.co.uk

Colin Becker

020 7079 3994

cb@metrus.co.uk

Oliver Becker

020 7079 3974

ob@metrus.co.uk

Harrison Berger

020 7079 2500

hb@metrus.co.uk

Disclaimer: Metrus Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are unless otherwise stated indicative only. Any intending purchasers or tenants should not rely on them as statements or representations of fact or as warranties but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Metrus Limited has any authority to make or give representation or warranty in relation to this property. All prices and rents are quotes exclusive of VAT unless otherwise stated.