

To Let

Shropshire House, 2-10, Capper Street, London, WC1E 6JA

12,236 to 29,147 sq ft

- Self-contained Ground & 1st Floor Offices
- Separate 4th floor suite with terrace
- Available fitted or refurbished
- Leases direct from Landlord



Location

Shropshire House is situated on the South side of Capper Street close to its junction with Tottenham Court Road. Goodge Street (Northern line) and Warren Street (Northern & Victoria lines) and Euston Square (Circle, Hammersmith & City & Metropolitan lines) Underground Stations are within walking distance..

Description

- Comfort Cooling
- Demised showers and WC provision
- Kitchen & tea point
- Integral feature staircase linking ground and 1st
- Self contained entrance
- Raised access floors
- Small roof terrace (4th)
- Exposed ceilings
- 1 x car space

Accommodation

JLL are acting on behalf of the tenant to dispose of their current lease(s) over the ground, first and 4th floors which expire in June 2019. Vacant possession will be provided in January 2019. The suites are available to lease by way of a new lease (3 years+) directly from the Landlord in their current fitted condition or in a newly refurbished condition (specification to be agreed)..

The Landlord also has the part 5th floor available to lease comprising 3,450 sq ft which could be combined with the availability below.

| Floor / Unit | Size | Rent | Business Rates | Service Charge |
|--------------|--------------|--------------------------|----------------|-----------------|
| Ground | 4,000 sq ft | Guiding £60 per sq ft | £25 per sq ft | £4.91 per sq ft |
| 1st | 12,911 sq ft | Guiding £65 per sq ft | £25 per sq ft | £4.91 per sq ft |
| 4th | 12,236 sq ft | Guiding £69.50 per sq ft | £25 per sq ft | £4.91 per sq ft |

EPC

This property has been graded as 52(C).

Rent

Guiding £65 per sq ft

Business Rates

Rates Payable (2018/2019): £25 per sq ft

Estimated

Service Charge

£4.91 per sq ft

Estimated



Contacts

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