



Stephen James
Properties LLP

HOLMAN HOUSE
30 MAPLE STREET
LONDON W1T 6HA
SELF CONTAINED OFFICE BUILDING
FREEHOLD FOR SALE

Net Internal Area 1734 Sqft (161.1 M²)
Gross Internal Area 2139 Sqft. (198.7 M²)



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, SJ Properties LLP and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP

Tel: 020 8344 0980 mail: info@sjproperties.co.uk

Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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Location

The property is situated in the heart of Fitzrovia, on the north side of Maple Street, adjacent to the junction with Fitzroy Street. Great Portland Street (Circle, Metropolitan, Hammersmith & City Lines) and Warren Street (Northern and Victoria Lines) stations are both approximately a quarter of a mile away with Euston and Kings Cross / St Pancras mainline Stations within approximately half a mile.

Description

The property comprises a mid terraced office building arranged over basement, ground and four upper floors. Each floor provides predominantly open plan office accommodation with WCs at each half landing. The basement has good natural light and benefits from a secondary access via a steel staircase to Maple Street.

Floor Areas

All floor areas are approximately only.

| Floor | Net Internal Floor Area | | Gross Internal Floor Area | |
|-----------------|--------------------------------|----------------------------|----------------------------------|----------------------------|
| | sq. ft. | m² | sq. ft. | m² |
| 4 th | 288 | 26.81 | 361 | 33.6 |
| 3 rd | 297 | 27.55 | 401 | 37.2 |
| 2 nd | 281 | 26.06 | 406 | 37.7 |
| 1 st | 282 | 26.21 | 349 | 32.4 |
| Ground | 277 | 25.69 | 303 | 28.1 |
| Basement | <u>309</u> | <u>28.71</u> | <u>319</u> | <u>29.6</u> |
| Total | 1734 sq. ft. | 161.1 m² | 2139 sq. ft. | 198.7 m² |

Tenure

Freehold with full vacant possession on completion.

Price

Offers are invited in excess of £1,150,000 subject to contract.

Legal Costs

Each party will bear their own legal costs.

Viewings

Strictly by appointment with Sole Agents, Stephen James Properties LLP.

Contact Jeremy Dangerfield, jeremy@sjproperties.co.uk

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