

# 4/5 Tottenham Court Road, London W1T 1BD

## PRIME CORNER LOCATION



### LOCATION

Prominent corner location on Tottenham Court Road, close to the junction with Oxford Street and Tottenham Court Road Underground Station (estimated 68 mil passengers per year). The unit is adjacent to **Burger King**, **Wasabi** and **Specsavers** with other neighbours including **Primark** and **Boots**. A new **M&S Foodhall** is due to open in the adjoining block in 2026.

### ACCOMMODATION

The property is arranged at ground, first and basement levels, with a prominent corner position. The property has the following approximate area:

Ground Floor GIA:	<b>1,943 sq ft</b>	<b>180.51 sq m</b>
First Floor:	<b>600 sq ft</b>	<b>55.74 sq m</b>
Basement:	<b>686 sq ft</b>	<b>63.73 sq m</b>

### LEASE TERM

Existing lease expires December 2029, without further rent review.

### RENTAL

£540,000 pax.

### INSURANCE

TBC

### RATING

The property is assessed for rates as follows:

New Rateable Value (April 2026):	<b>£570,000</b>
UBR 2026/27:	<b>50.8p</b>
Estimated Rates Payable:	<b>£289,560</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment, with FMX or sole agents.

**Nick Symons**

07977 998825

nicksymons@fmx.co.uk

**Filippa Mudd**

07917 034807

filippamudd@fmx.co.uk

**India Bebb**

07960 023864

indiabebb@fmx.co.uk

Date: March 2026

Tottenham Court Road

