

# **FREEHOLD OFFICE BUILDING – FOR SALE**

**WITH POTENTIAL TO CONVERT TO  
RESIDENTIAL – S.T.P.P.**

**3 HANSON STREET  
FITZROVIA, LONDON W1**

**\* 1,458 SQ FT \* N.I.A**

**LOCATION:**

The property is situated on the West side of Hanson Street, close to its junction with Foley Street in the heart of Fitzrovia. Oxford Circus and Great Portland Street Underground Stations are within close proximity.



**DESCRIPTION:** Comprises a character building arranged over Lower Ground, Ground & Three Upper Floors. The Ground Floor has its own self-contained access and window frontage.

<b>FLOOR AREAS:</b>	Third	-	305 sq ft
	Second	-	290 sq ft
	First	-	293 sq ft
	Ground	-	253 sq ft
	Lower Grnd	-	317 sq ft

<b>TOTAL:</b>			<u>1,458 SQ FT</u> =====
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**TENURE:** Freehold

**Note:** This property is being sold subject to an Occupational Lease until 4<sup>th</sup> January 2010. The existing tenant has exercised their break clause and therefore the building will have full vacant possession thereafter

**PRICE:** Offers are invited in excess of £800,000 (EIGHT HUNDRED THOUSAND POUNDS) Subject to contract