

CROSSLAND OTTER HUNT

70 Grafton Way,
London,
W1T 5DT

Refurbished Class E1 Use

Medical / Office

2,253 sq ft FOR SALE

9 to 2,225 sq ft (0.84 to 206.71 sq
m)



020 7408 1114
www.coh.eu

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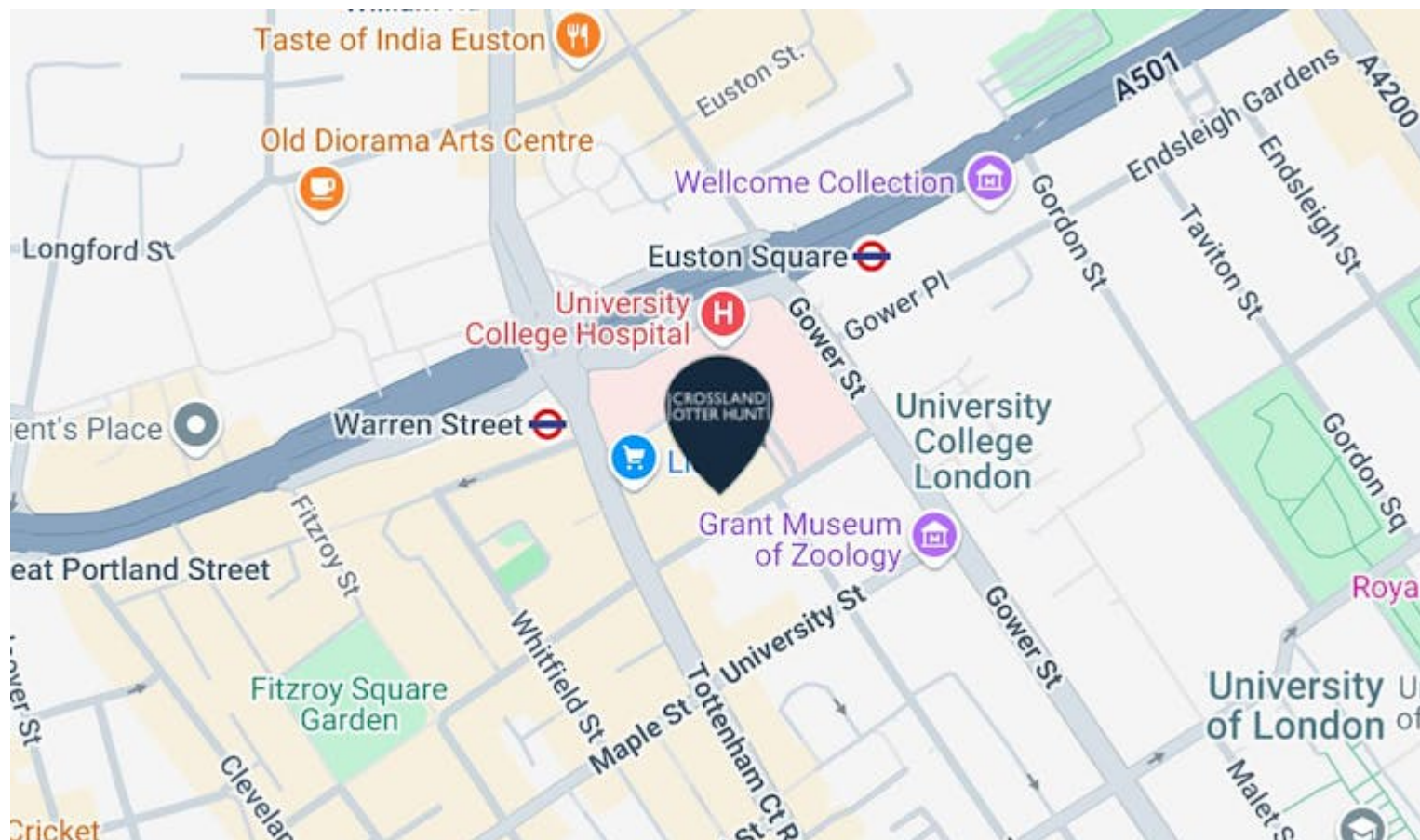
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Nearest Stations



Warren Street
(0.1 Miles)



Goodge Street
(0.3 Miles)



Great Portland Street
(0.3 Miles)

Situated on the north side of Grafton Way in between the junctions with Fitzroy Square and Whitfield Street. The property sits in the heart of Fitzrovia. Transport links are excellent being in close proximity to Warren Street, Goodge Street and Tottenham Court Road Underground stations and the Elizabeth Line (Tottenham Court Road) and within walking distance together with Euston, St Pancras and Kings Cross Mainline Stations.



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- DDA Compliant
- Comfort Cooling
- Tea Points / Kitchen Facilities
- 5 Person Passenger Lift
- New Shower
- Medical Use

Accommodation

The accommodation comprises the following areas:

NAME	BUILDING TYPE	SQ FT	SQ M	AVAILABILITY
4th	Office	355	32.98	Available
3rd	Office	338	31.40	Available
2nd	Office	361	33.54	Available
1st	Office	358	33.26	Available
Ground	Office	161	14.96	Available
Lower Ground	Office	643	59.74	Available
S - Store	Open Storage	9	0.84	Available
S - Sub 1.5m	Open Storage	28	2.60	Available
Total		2,253	209.32	

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CONTACT US



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JOINT AGENTS

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Description

Comprises a mid terraced 6 storey building with great ceiling heights arranged over lower ground, ground and 4 upper floors.

Location

Situated on the north side of Grafton Way in between the junctions with Fitzroy Square and Whitfield Street. The property sits in the heart of Fitzrovia. Transport links are excellent being in close proximity to Warren Street, Goodge Street and Tottenham Court Road Underground stations and the Elizabeth Line (Tottenham Court Road) and within walking distance together with Euston, St Pancras and Kings Cross Mainline Stations.

Planning

The most recent planning consent was granted on 23rd February 2021 and provided for the 3rd and 4th floors to be used in connection with the existing Class E1 medical use on the lower ground to second floors, including use as overnight sleeping accommodation for staff. The full consent can be found under reference 2020/4348/P. There is potential for conversion of the property to residential and a planning consent should be obtained in the near future. The property is not listed but lies within the Fitzroy Square Conservation Area.

Legal Costs

Each party is responsible for their own legal costs.

Sale Price

Offers are invited in excess of £2,350,000 for the freehold interest, subject to contractor and exclusive of VAT, which reflects a low capital value of £1,056.18 per square foot.

EPC

D (77)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

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