

21 BERNERS STREET

Fitzrovia



LDG



21 Berners Street







DESCRIPTION

If you're looking for something fitted and furnished, look no further! This fantastic office is ready to move into with an open plan office in addition to your own meeting room separate from the office - perfect for privacy! The workspace has excellent volumes of natural light in addition to light wood flooring with a kitchenette and restrooms which you only share with one other business. The buildings entrance also benefits from a very smart entrance hall.

HIGHLIGHTS

- Excellent Natural Light
- Wood Effect Flooring (Main Office)
- Good Ceiling Height
- Private Meeting Room
- Smart Entrance Hall
- Central Heating
- Passenger Lift
- Shared Kitchen & Restrooms

CONNECTIVITY

Fibre is available within the building.

LEASE

Lease available until December 2026, or longer with a mutual break clause at this date. The lease will be contracted outside the Landlord and Tenant Act.

FURNITURE

Existing furniture is included.

USE

Class E – Suitable for offices, medical and educational uses.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

VAT

The property is VAT Elected.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

COMMUTE

Goodge Street. 6 mins
Tottenham Court Road. 7 mins
Oxford Circus. 7 mins
Warren Street. 10 mins
Great Portland Street. 10 mins

PARKING

ParkBee Clipstone Mews - 4 mins away.

FOODIE HOTSPOTS

- Akoko - Berners Tavern
- Sababa - Greyhound

LIQUID LUNCH

- Percy & Founders - The London Cocktail Club
- Adam & Eve - Market Place

A STRETCH AWAY

- TheGym - Tens Fitness
- FRAME - PureGym

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd - Rear	650	£33,000 /annum	£15,232 /annum	£8,500 /annum	£4,727.67	£56,732	Available
Total	650				£4,727.67	£56,732	

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Ready to talk?



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