

33-34 RATHBONE PLACE

Fitzrovia



LDG



33-34 Rathbone Place







DESCRIPTION

Suitable for renting individual floors or as a self-contained HQ building.

33-34 Rathbone Place is a fantastic example of neo-Georgian architecture, erected in 1928-1929, today providing a converted warehouse style office building which will impress any business seeking industrial character. All floors have been fitted with meeting rooms / offices and benefit from excellent floor to ceiling volume, with the top floor most notable with its high pitched rafted ceiling with skylights. The existing fit-out also includes soundproofed production suites, suitable for the film and media industry.

HIGHLIGHTS

- Unique Converted Warehouse Offices
- Potential Headquarter Building
- Fitted Offices On All Floors
- Air-conditioning (untested)
- High Pitch Rafted Ceiling With Skylights (Top floor)
- Passenger Lift
- Private Glass Entrance
- Outstanding Ceiling Height Throughout (Averaging 3.5m)
- Wood Flooring
- Crittall Style Windows
- Central Heating
- Floor Boxes

USE

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

LEASE

Sublease/s available until 11th August 2027. Alternatively a new lease directly with the Freeholder could be available for the entire building. Terms upon request.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

DDA COMPLIANCE

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

VAT

The building is elected for VAT.

CONNECTIVITY

The property already benefits from fibre connectivity.

ADDITIONAL SPACE

An additional 1,026 SQ.FT. workspace is available on the top floor within the neighbouring building, accessed via an internal door from 33-34 Rathbone Place. This would provide a total of 8,801 SQ.FT.

COMMUTE

Goodge Street - 3 min
Tottenham Court Road - 3 mins
Warren Street - 7 mins
Russell Square - 8 mins

PARKING

ParkBee - Fitzrovia - 9 mins

FOODIE HOTSPOTS

- White Pine - Circolo Popolare
- Sican - Lisboeta

LIQUID LUNCH

- The Wheathsheaf - Boom Battle Bar
- The Marquis of Granby - Bricklayers Arms

A STRETCH AWAY

- Psyche - Until
- Rowbots - Rathbone Boxing

FURTHER INFORMATION

EPC & other reports are available upon request.

VIEWING

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.

33-34 Rathbone Place



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	2,005	£119,297.50 /annum	£48,321 /annum	£9,437.65 /annum	£14,754.68	£177,056.15	Available
2nd	1,936	£115,192 /annum	£4,941.30 /annum	£9,437.65 /annum	£10,797.58	£129,570.95	Available
3rd	1,832	£109,004 /annum	£47,775 /annum	£9,437.65 /annum	£13,851.39	£166,216.65	Available
4th	2,002	£119,119 /annum	£48,048 /annum	£9,437.65 /annum	£14,717.05	£176,604.65	Available
Total	7,775				£54,120.70	£649,448.40	

Ready to talk?



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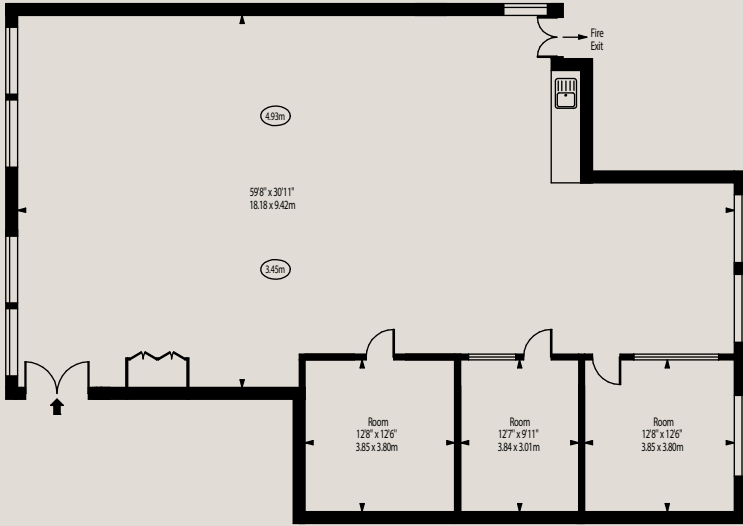
33-34 Rathbone Place



Rathbone Place, W1T 1JN

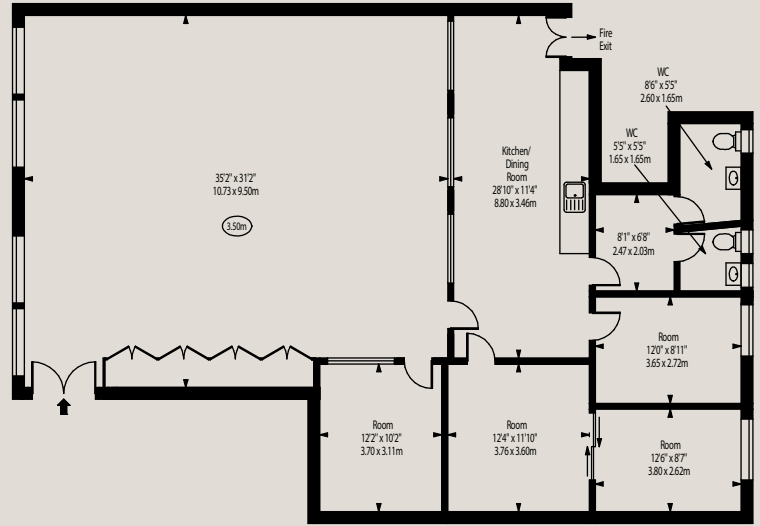
Gross Internal Area 8380 sq. feet (778.50 sq. metres)
 Net Internal Area 7775 sq. feet (722.30 sq. metres)

○ - Ceiling Height



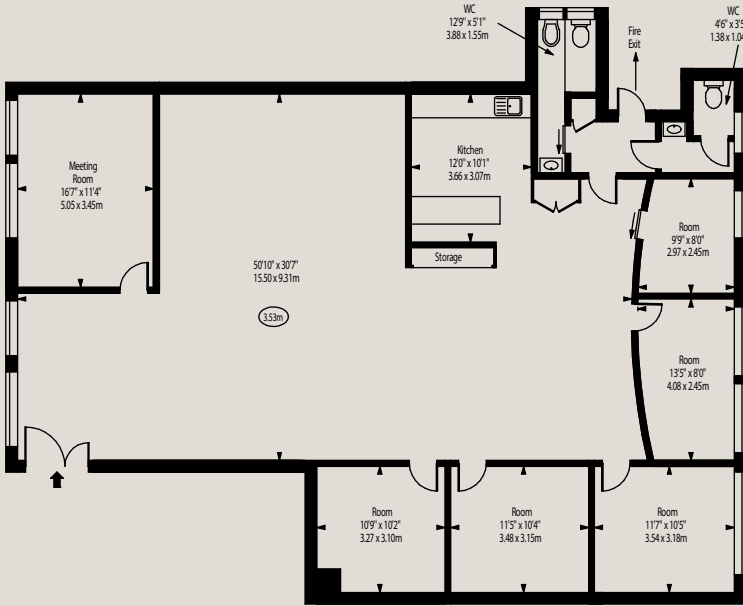
Fourth Floor

Gross Internal Area 2032 sq. feet (188.77 sq. metres)
 Net Internal Area 2002 sq. feet (185.99 sq. metres)



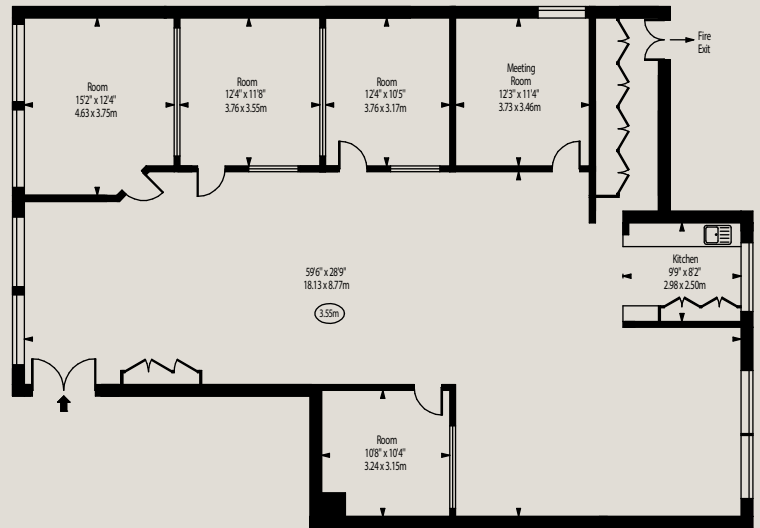
Third Floor

Gross Internal Area 2045 sq. feet (189.98 sq. metres)
 Net Internal Area 1832 sq. feet (170.19 sq. metres)



First Floor

Gross Internal Area 2217 sq. feet (205.96 sq. metres)
 Net Internal Area 2005 sq. feet (186.26 sq. metres)



Second Floor

Gross Internal Area 2086 sq. feet (195.79 sq. metres)
 Net Internal Area 1936 sq. feet (179.85 sq. metres)