

TO LET
STUNNING FITZROVIA OFFICE HEADQUARTERS
7-9 WHITFIELD STREET LONDON W1T 2SA (GROUND & LOWER MEZZANINE FLOOR)

PLUG & PLAY OPTION AVAILABLE

Total Area: 8,919 ft² (828.60 m²) – Ground, Mezzanine & Lower Ground Floor



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AREAS

The property is arranged over the ground, mezzanine and lower ground floors and provides the following approximate net internal areas:

Ground Floor: 408 ft²

Mezzanine Floor: 4,963ft²

Lower Ground Floor: 3,548 ft²

Total: 8,919 ft²

LOCATION - [LINK](#)

The building is located on the Westside of Whitfield Street in the heart of Fitzrovia. The area benefits from a raft for prime retail shops and superb eateries.

Underground stations Goodge Street (Northern Line, 0.2miles) and Tottenham Court Road (Central & Northern Line, 0.3miles) are a short walk away.

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DESCRIPTION

The property provides excellent fitted, self-contained office accommodation focused around the “subterranean” floor, providing an abundance of natural light from two elevations and further benefitting from double height which gives a unique sense of volume.

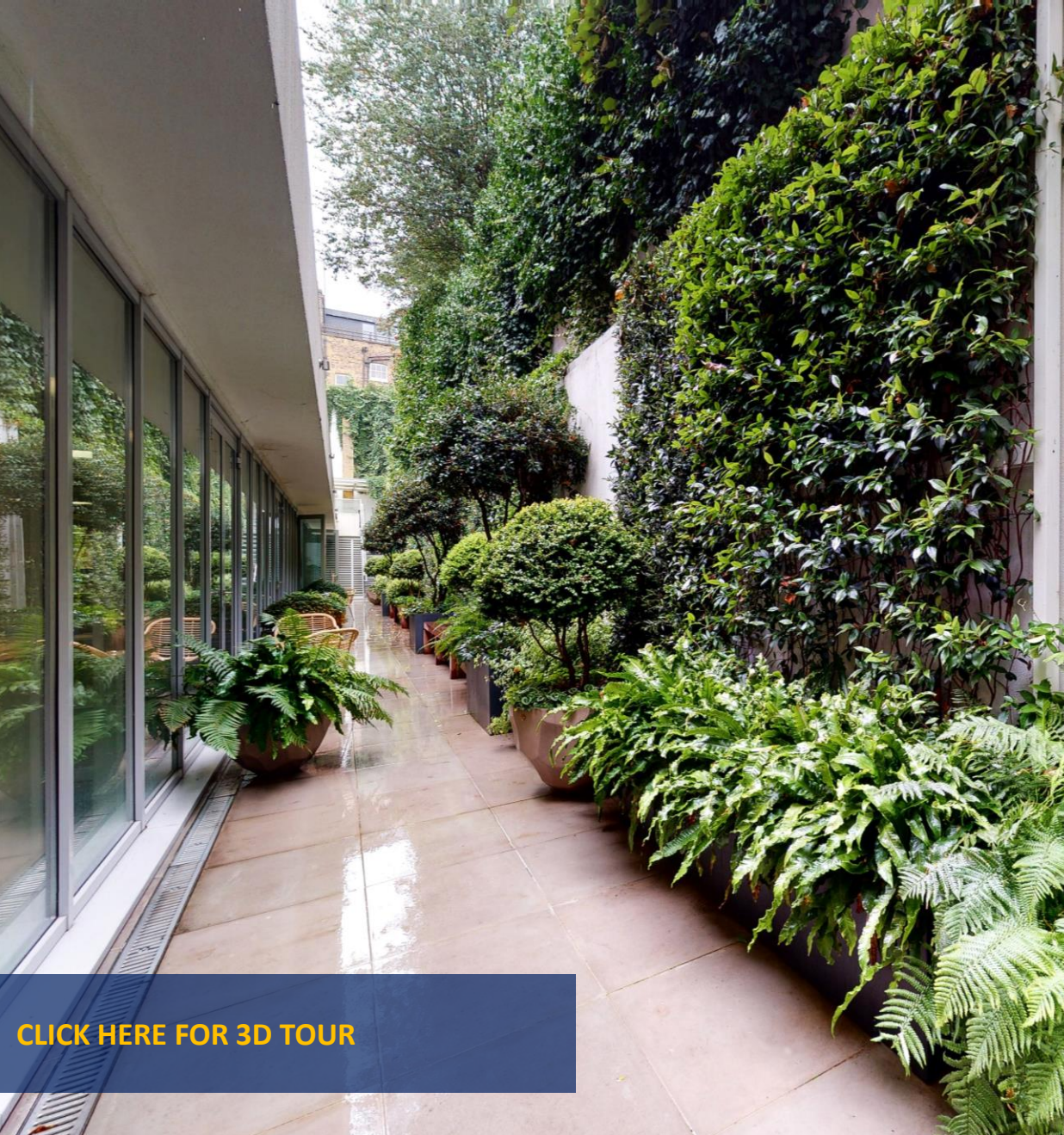
The premises can be offered on the basis of plug and play. Full information can be provided upon application. The premises is fitted to a high standard providing large staff kitchen, separate tea point, sufficient number of washroom and shower facilities, as well as a private courtyard accessed from the ground floor.

There are two 8-10 person meetings rooms, 6 private offices, a fully fitted reception area and internal passenger lift.

The premises are fitted with air-conditioning (not tested) and air flow system. **Ready for immediate occupation.**







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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

£540,000 per annum exclusive of rates, service charge, VAT (if applicable) and all other outgoings.

BUSINESS RATES

£183,040 per annum payable.

In regard to business rates, please be aware that these are estimated figures and that all interested parties are advised to make their own enquires.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

VIEWINGS

All viewings strictly through Robert Irving Burns. Please contact for more information:

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