

RIB

ROBERT IRVING BURNS

ADAM HOUSE

1 FITZROY SQUARE



TO LET

1 FITZROY SQUARE, ADAM HOUSE, W1T 5HE

NEWLY REFURBISHED BRIGHT OFFICE
WITHIN A PERIOD BUILDING LOCATED
ON THE HISTORIC FITZROY SQUARE

3,192 SQ. FT. (296.56 SQ. M.)
Whole 5th Floor



Charlotte Street Hotel



Estée Lauder HQ



Lantana Café



Meta HQ



One Newman Street



Fabrique



Psyche



Heal's

LOCATION

The property is situated within the attractive, pedestrianized Fitzroy Square, directly on the corner with Grafton Way. Charlotte Street and Tottenham Court Road are within easy walking distance, with Warren Street, Great Portland Street and Goodge Street underground stations also within proximity.

GOOGLE MAPS



ADAM
HOUSE

1 FITZROY
SQUARE

RIB

ROBERT IRVING BURNS

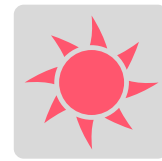
DESCRIPTION

This historic Fitzrovia building benefits from excellent natural light from two sides and has been newly refurbished to a high standard (see completion photos attached). The floor is split into two office suites providing a fitted kitchenette, WC's and shower.

There is a lift to the 4th floor and short walk up to the 5th, offering commanding views of Fitzrovia.



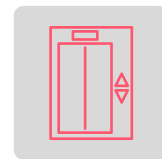
AMENITIES



Superb Natural Light



Fob Entry System



Passenger Lift



3 x Newly Fitted WC's



2 x Newly Fitted Showers



Fibre Cabling Route



Newly Fitted Kitchenette



Private Bike Storage

REFURBISHMENT INCLUDES



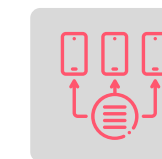
New Perimeter Trunking



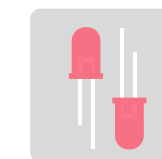
New Carpeted Flooring



Whitewash Throughout



IT Provision



New LED Lighting



New AC System (Comfort Cooling)

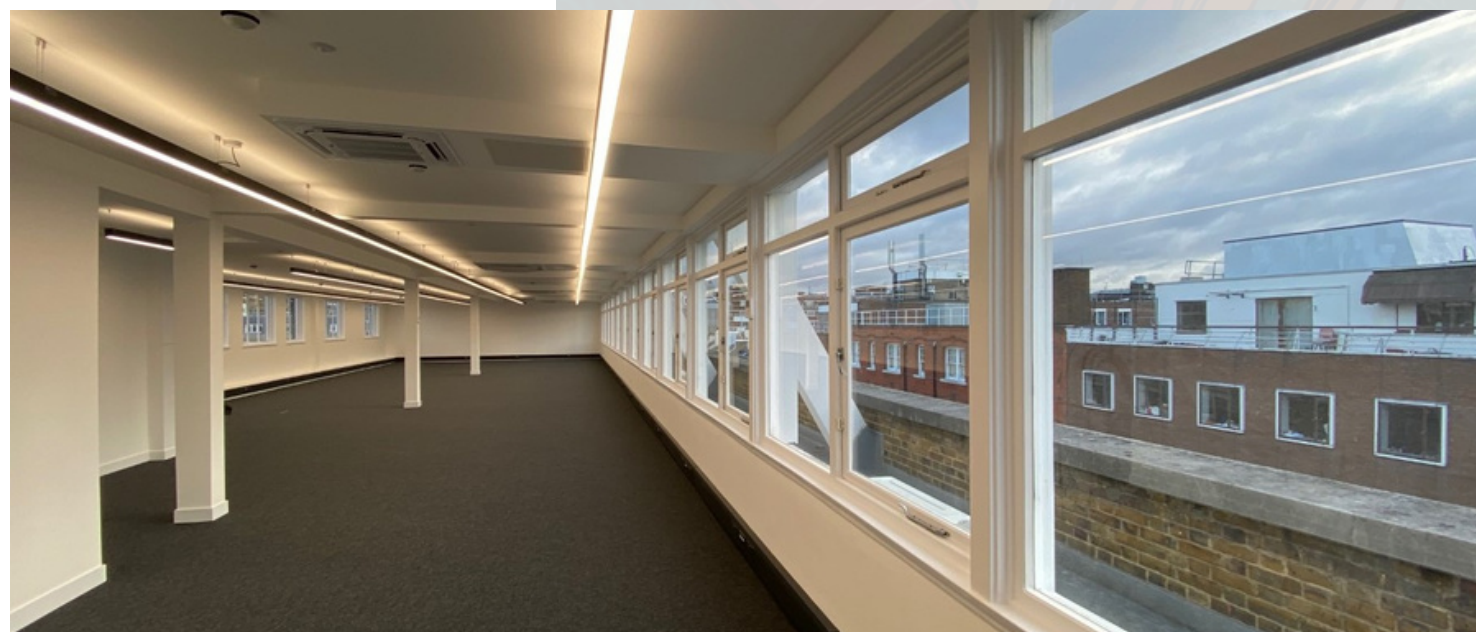


New Electrical Certificate



**ADAM
HOUSE**
1 FITZROY
SQUARE

RIB
ROBERT IRVING BURNS

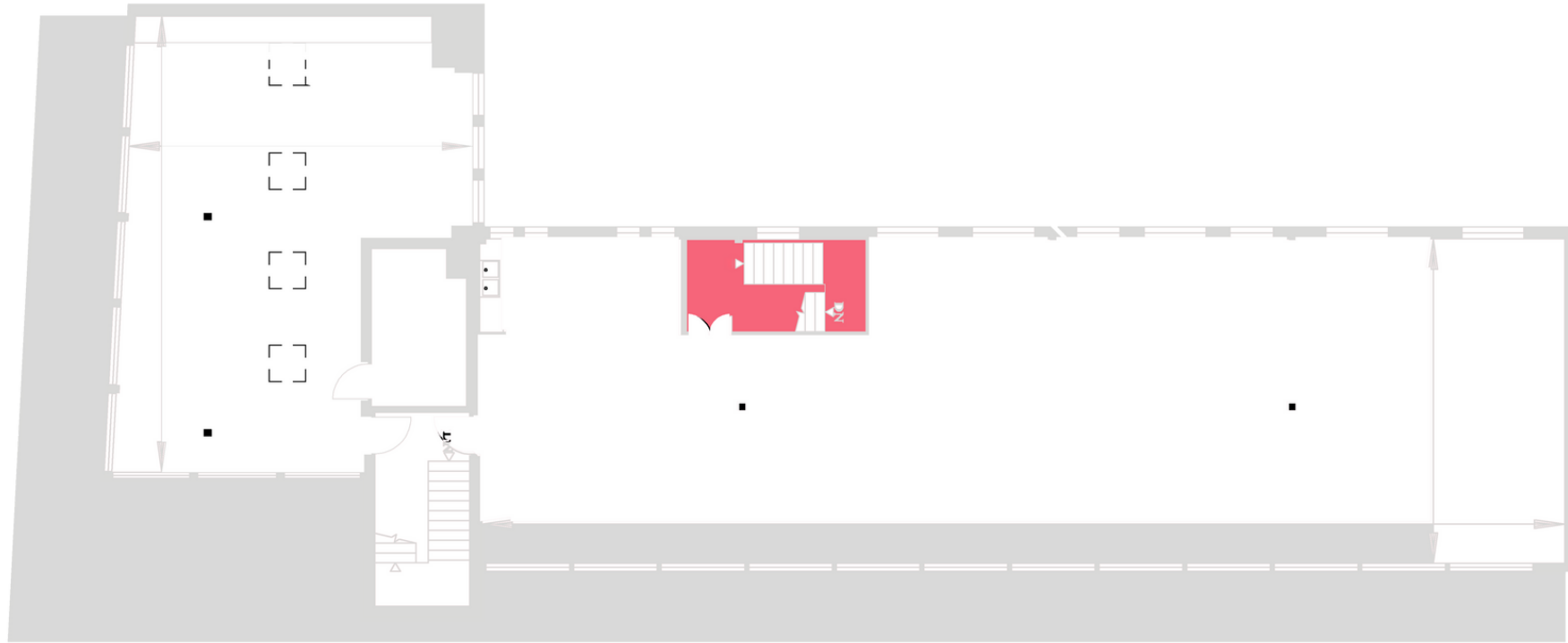


ADAM HOUSE

5TH FLOOR LEFT
899 SQ FT

ADAM HOUSE

5TH FLOOR RIGHT
2,294 SQ FT



Please note this is a clean floor plan.

RIB

ROBERT IRVING BURNS

Floor	5th Floor (Left)	5th Floor (Right)	Total
Total Size (sq.ft.)	899	2,294	3,192
Quoting Rent (p.a.) excl.	£40,455	£103,230	£143,640
Service Charge	£4,495	£11,470	£15,960
Estimated Rates Payable (p.a.)	£18,510	£47,233	£71,168
Estimated Occupancy Cost excl. (p.a.)	£63,460	£161,933	£230,768

LEASE

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

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

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.

November 2022

CONTACTS

Henry Bacon

020 7927 0646 | 07780 472 942

Henry@rib.co.uk

Freddie Brett

0207 927 6575 | 07384 815 052

Freddie@rib.co.uk

Jim Clarke

020 7927 0631 | 07889 456 957

Jim@rib.co.uk

RIB

ROBERT IRVING BURNS