



RIB

ROBERT IRVING BURNS

# 81 GREAT TITCHFIELD STREET

LONDON W1W 6RQ

TO LET

BRIGHT ECONOMICAL LOWER GROUND  
FLOOR IN THE HEART OF FITZROVIA

SUITABLE FOR NEW BUSINESS CLASS E  
(OFFICE, MEDICAL, GYM, RETAIL ETC.)

**LOWER GROUND FLOOR  
1,338 SQ. FT.**



# Location

Located in the heart of Fitzrovia, 81 Great Titchfield Street is surrounded by a wide array of café's, eateries and public houses, such as Riding House Café, Sergio's, Meraki and Bellaria to name a few all along the same pitch. Fitzrovia is considered one of London's most fashionable and popular locations for the media, entertainment and restaurant sectors.

The property benefits from excellent connections with Oxford Circus (0.3 miles), Goodge Street (0.3 miles) and Tottenham Court Road (0.5 miles) underground stations all being in close proximity.



Riding House Cafe



Sergio's



Naron



Kaffeine



Meraki



# Description

This smartly fitted lower ground floor office is accessed via a communal staircase. The unit benefits from a thoughtfully designed fitted kitchen, natural light from large , a courtyard area, suspended ceiling, wooden flooring and a demised WC and shower.







## Specifications

 Fitted Kitchen

 Natural Light

 Courtyard Area

 Pavement Lighting

 Private Office

 Suspended Ceiling

 Wooden Flooring

 Demised WC

 Shower

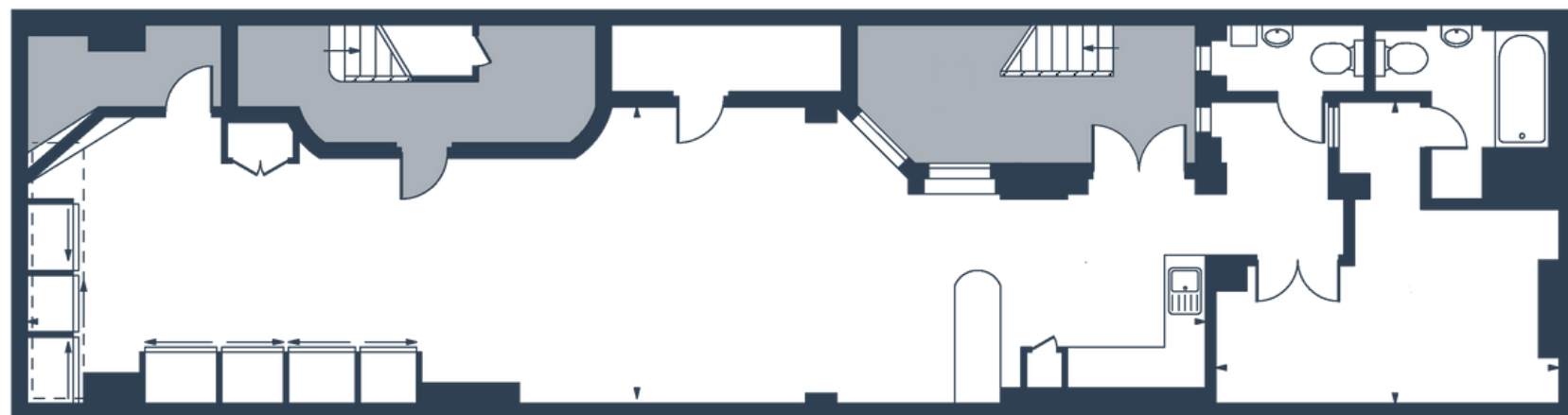
 Comfort Cooling





# Floor Plan

Not to scale.



LOWER GROUND FLOOR  
1,338 SQ. FT.

# Financials

Area	Lower Ground Floor
Total Size (sq.ft.)	1,338
Quoting Rent (p.a.) excl.	£46,830
Service Charge	TBC
Estimated Rates Payable (p.a.)	£11,228
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£58,058</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954, direct with the landlord.

## 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

Available on request.

## VAT

The property is not elected for VAT.

## VIEWINGS

Strictly through Robert Irving Burns.

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.  
August 2023.

# CONTACT US

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