

11-13
MARKT
PLACE

London, W1W 8AH

TO LET

Light & Bright 1st Floor Office Space

Moments from Oxford Circus

559 sqft | 51.93 sqm

SECOND FLOOR ALSO AVAILABLE

RIB

ROBERT IRVING BURNS



EXCEPTIONAL
OFFICE SPACE
MOMENTS FROM
OXFORD CIRCUS

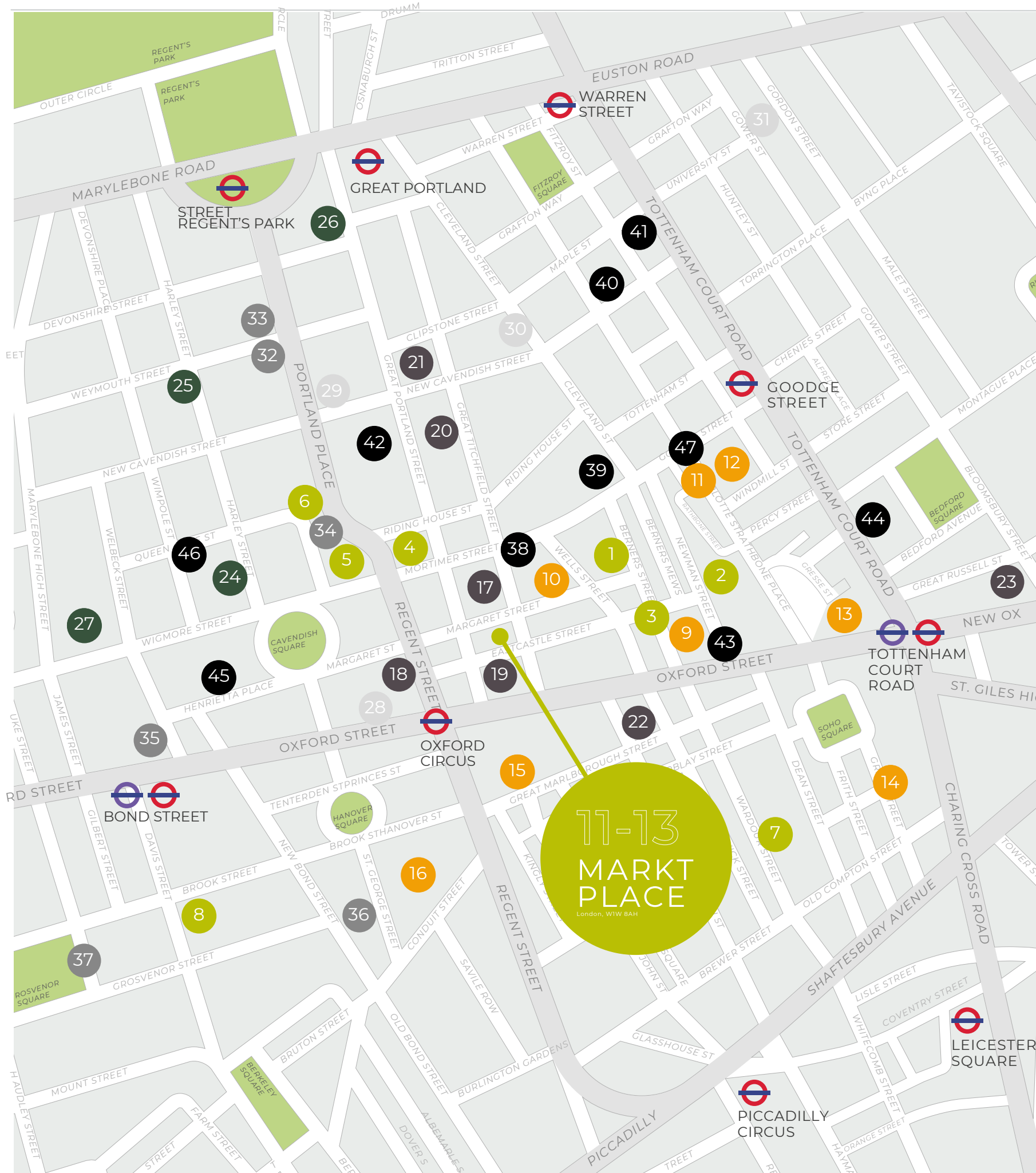
Fibre Connectivity
Wooden Flooring
Abundance of Natural Light
Passenger Lift
and WCs (On Landings)

LOCATION



The property is located on the north side of the highly sought-after semi pedestrianised Market Place Piazza, between Great Portland Street and Great Titchfield Street. Oxford Circus Underground Station is within a few minutes walking distance. Nearby restaurants include Vapiano, Honest Burger, Tortilla and Pret.

Oxford Market sits on the ground floor of this Fitzrovia building.



PERFECTLY POSITIONED

HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 Claridge's

RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Pollen Street Social

PUBS & BARS

- 17 The Social
- 18 The Finery
- 19 London Cocktail Club
- 20 The Crown & Sceptre
- 21 The Lucky Pig
- 22 BrewDog Soho
- 23 The Bloomsbury Club

MEDICAL

- 24 Isokinetic London
- 25 The Harley Street Clinic
- 26 The Portland Hospital
- 27 Schoen Clinic

EDUCATIONAL

- 28 UAL London College of Fashion
- 29 EIFA International
- 30 University of Westminster
- 31 UCL

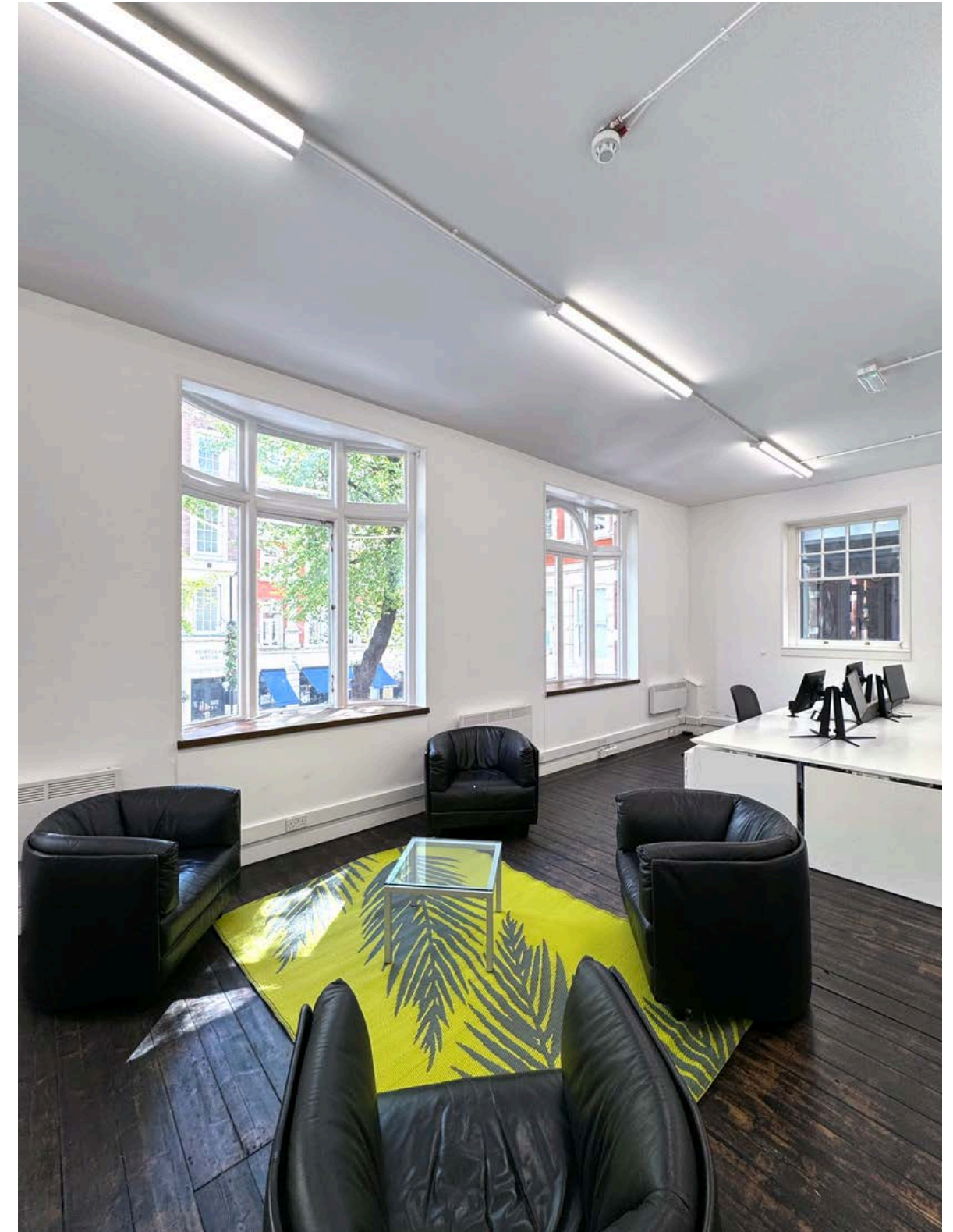
DIPLOMATIC

- 32 Polish Embassy
- 33 Chinese Embassy
- 34 Portuguese Consulate
- 35 High Commission of Botswana / Tanzania High Commission
- 36 Mexican Embassy
- 37 Italian Embassy

OFFICE OCCUPIERS

- 38 Lionsgate
- 39 Estee lauder
- 40 BT
- 41 Arup
- 42 BBC
- 43 Facebook
- 44 Skyscanner
- 45 Coca Cola
- 46 Taylor Bennett
- 47 Knotel

FIRST FLOOR



DESCRIPTION

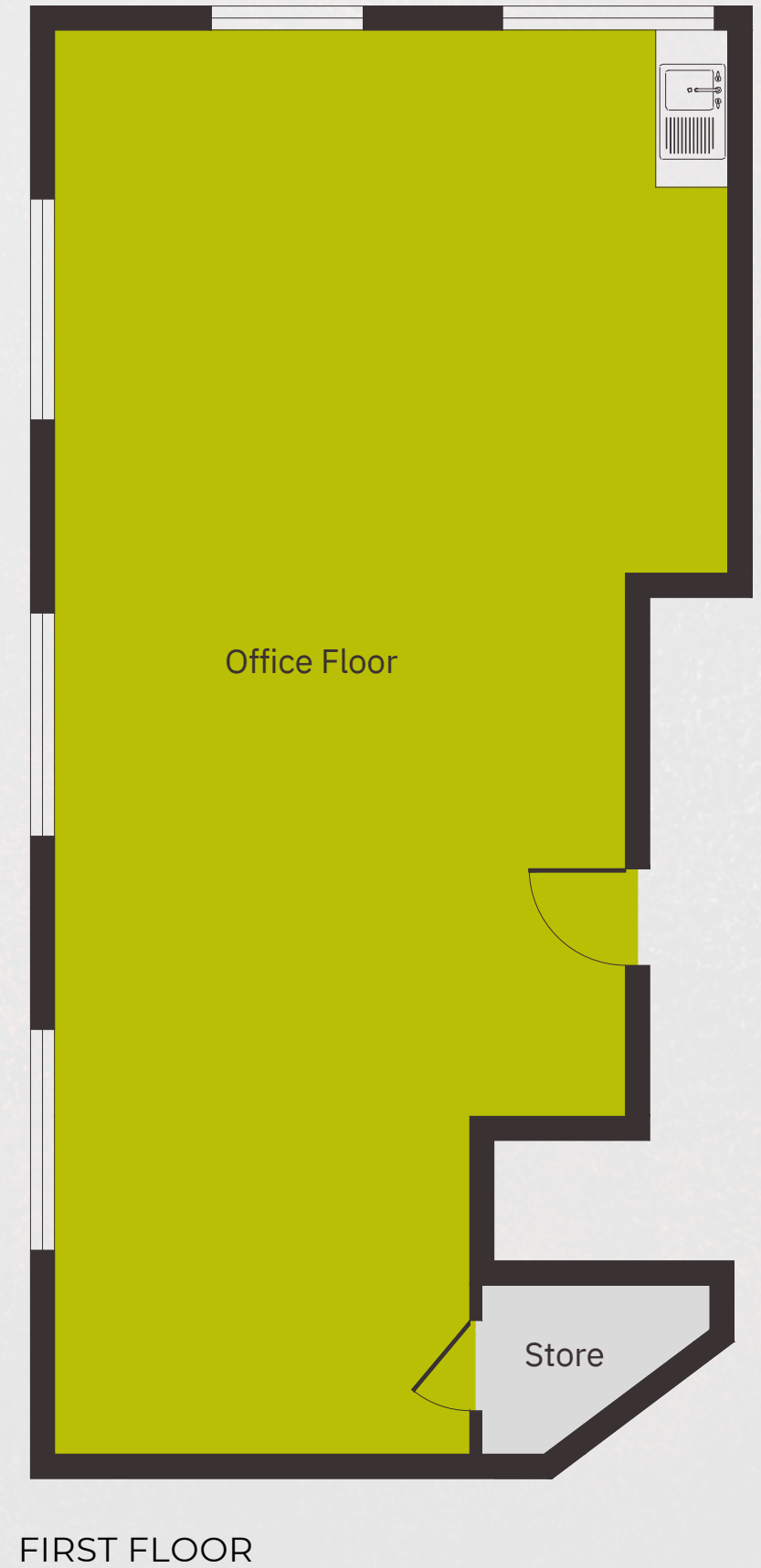
The first floor of the building is situated near Oxford's Market Place Piazza, just a short walk away. It receives ample natural light through its large historic windows. Accessible via a central passenger lift and staircase, the first floor features fiber connectivity, wooden flooring, and a mix of strip and spot lighting.

FLOOR PLAN & FINANCIALS

Total Size (sq.ft.)	559
Quoting Rent (p.a.) excl.	£32,500
Service Charge	£6,708
Estimated Rates Payable (p.a.)	£13,454
Estimated Occupancy Cost excl. (p.a.)	£52,662

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.

Please note that Second Floor also available.



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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

TBC

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.

April 2024.

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