

11-13  
MARKT  
PLACE

London, W1W 8AH

TO LET

Light & Bright 2nd Floor Office Space

Moments from Oxford Circus

1,028 sqft | 95.50 sqm

FIRST FLOOR ALSO AVAILABLE

RIB

ROBERT IRVING BURNS



EXCEPTIONAL  
OFFICE SPACE  
MOMENTS FROM  
OXFORD CIRCUS

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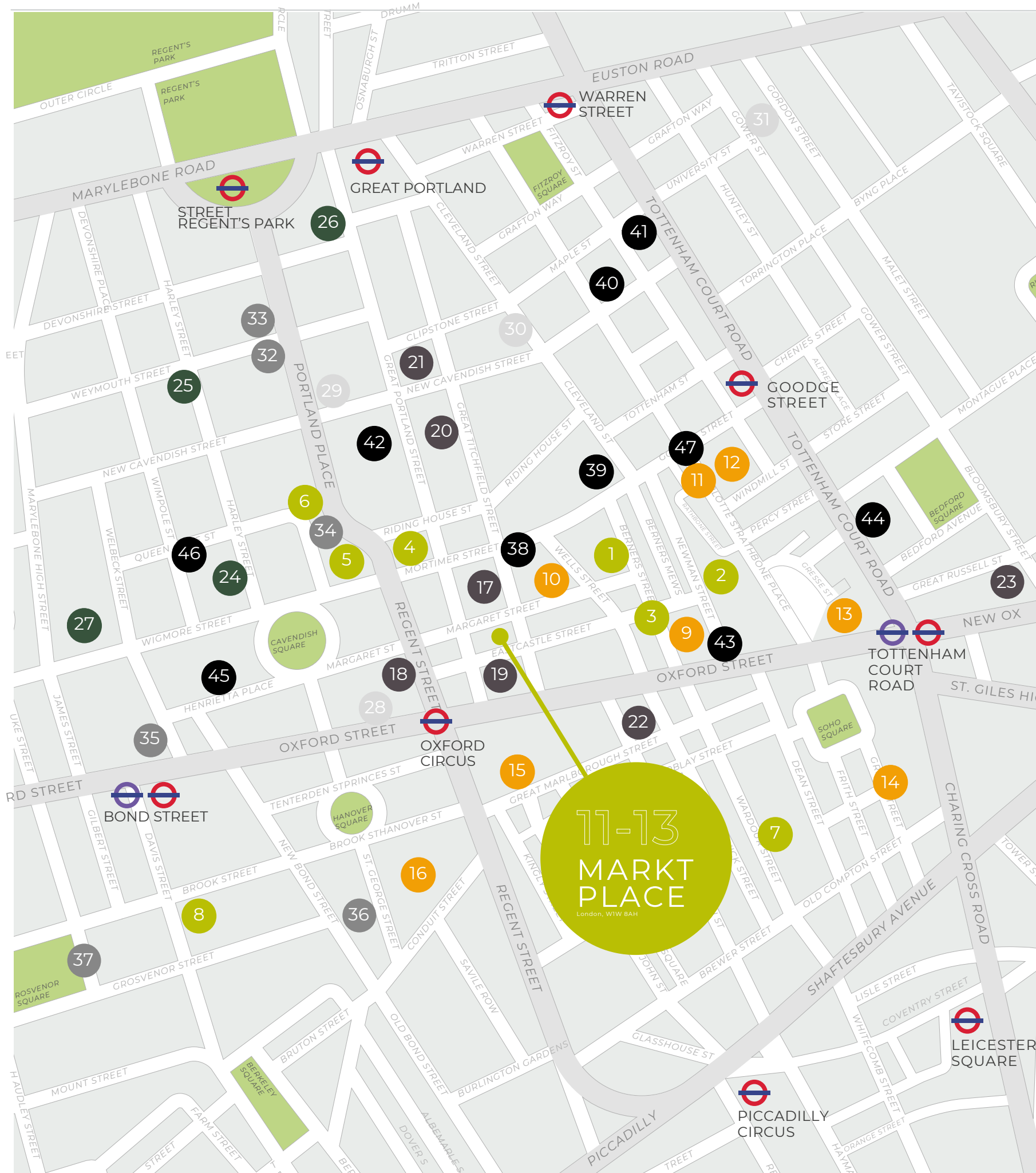
Fibre Connectivity  
Wooden Flooring  
Abundance of Natural Light  
Passenger Lift  
and WCs (On Landings)

# 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

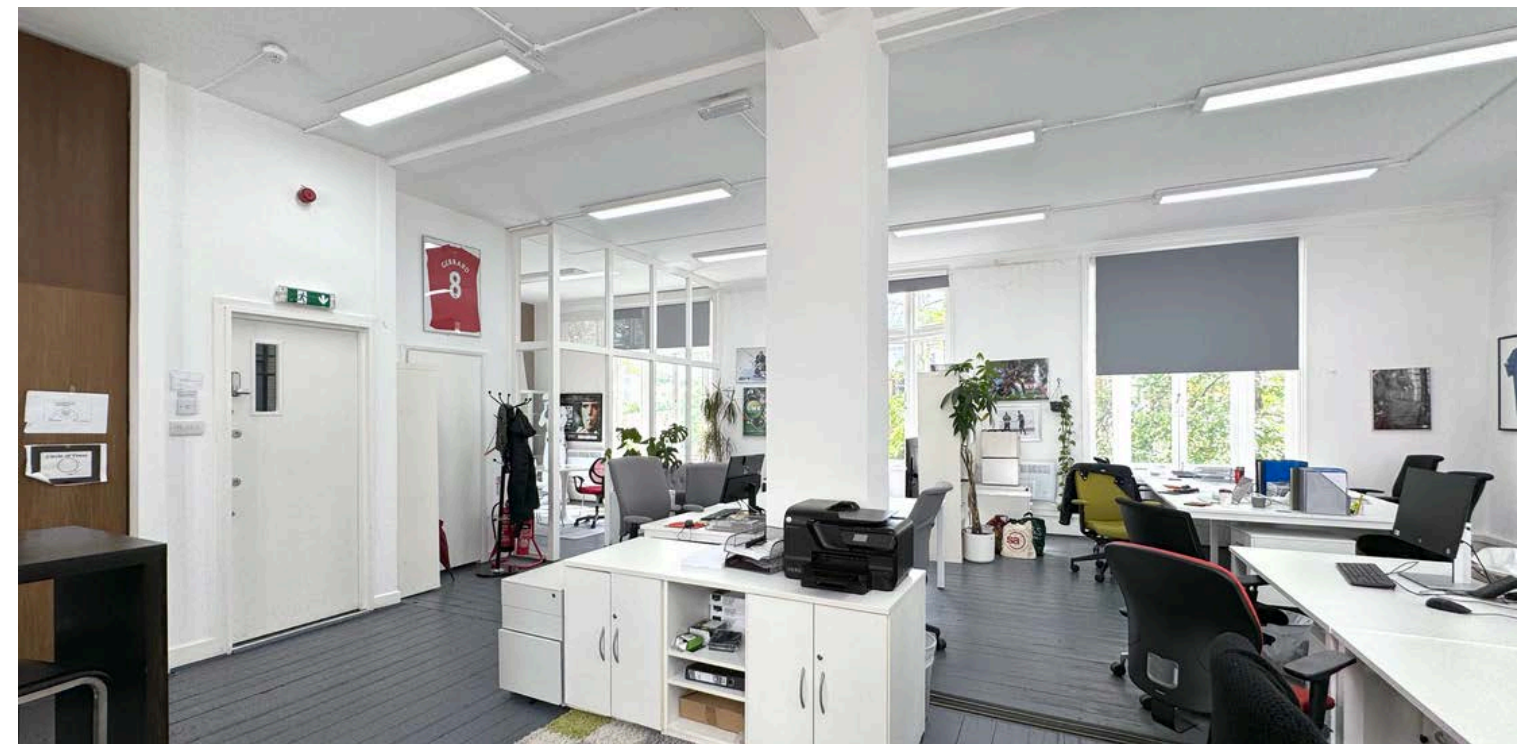
## DIPLOMATIC

- 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

# SECOND FLOOR



## DESCRIPTION

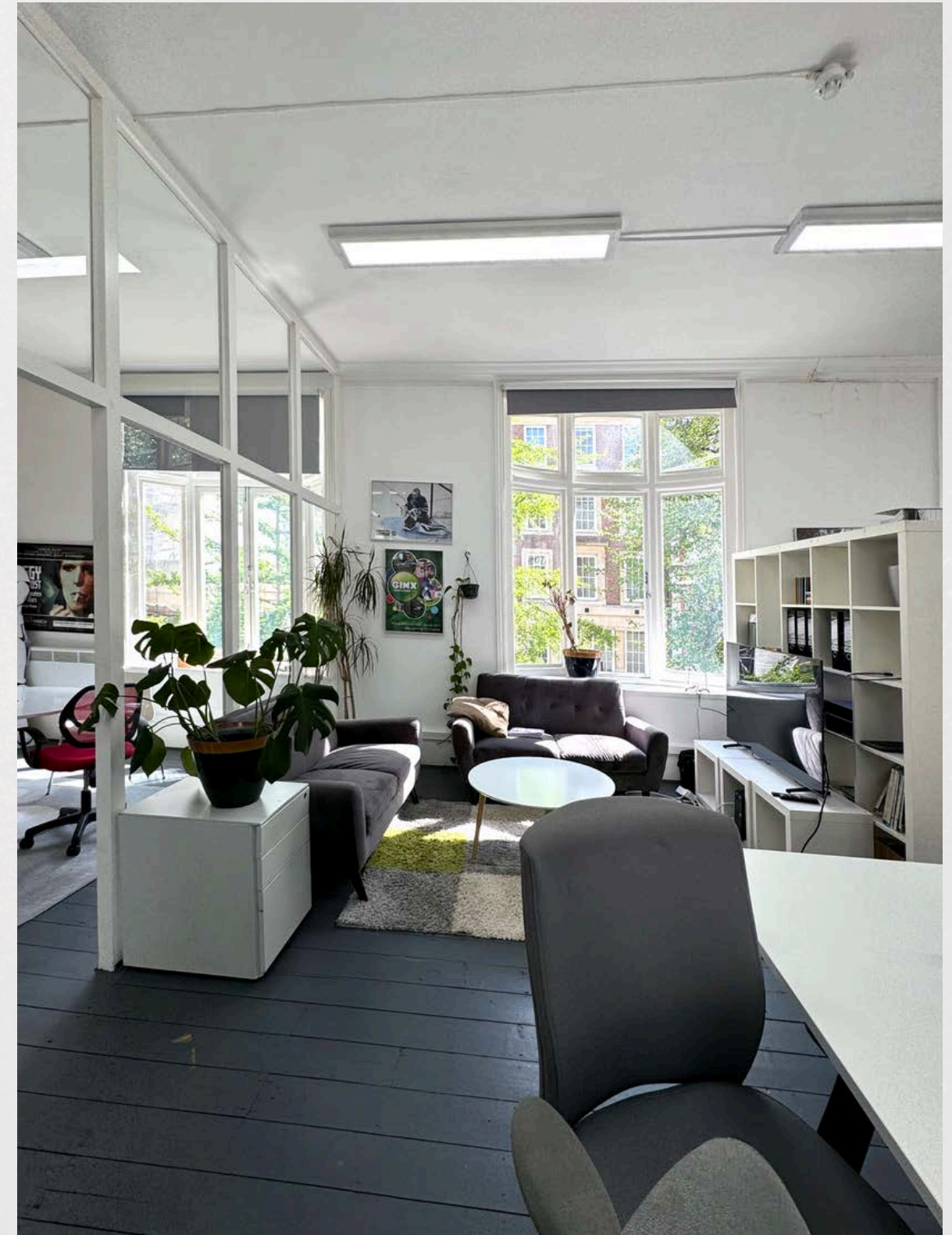
The second floor of the building is situated near Oxford's Market Place Piazza, just a short walk away. It receives ample natural light through its large historic windows. Accessible via a central passenger lift and staircase, the second floor features fiber connectivity, wooden flooring, and a mix of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

# FINANCIALS

Total Size (sq.ft.)	1,028
Quoting Rent (p.a.) excl.	£59,768
Service Charge	£12,336
Estimated Rates Payable (p.a.)	£22,580
Estimated Occupancy Cost excl. (p.a.)	£94,684

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 First 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

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.

## CONTACT US

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