



**32-33 GOSFIELD STREET**

LONDON, W1W 6HJ

**RIB**

ROBERT IRVING BURNS

**TO LET**

**BRIGHT 1ST & 3rd FLOOR PREMISES**

Suitable for Business Class E  
(Offices, Medical, Retail etc.)

**From 758 SQ. FT. to 1,950 SQ.FT.**








# LOCATION

The property is situated on the west side of Gosfield Street, close to the junctions of Great Portland Street and Langham Street. Oxford Circus (0.4 miles) and Great Portland Street (0.4 miles) Underground Stations are within a short walking distance. The area provides a number of trendy cafés and restaurants that service this vibrant location.



 GREAT PORTLAND STREET  
 7 minutes


 GOODGE STREET  
 7 minutes


 WARREN STREET  
 9 minutes


 OXFORD CIRCUS  
 10 minutes


 REGENT'S PARK  
 10 minutes


 TOTTENHAM COURT ROAD (DEAN ST)  
 11 minutes



Kaffeine



Crown & Sceptre



Sergios



Drunch



# DESCRIPTION

## 1ST FLOOR

This bright 1st floor office benefits from an open plan large office space, along with two cellular meeting rooms, fantastic natural light on both sides, a reception area, demised WC and small kitchenette, wall mounted radiators, perimeter trunking, air conditioning (to be serviced), high ceilings, exposed brick work and a passenger lift.

## 3RD FLOOR

Situated on the 3rd floor and accessed via a passenger lift, the floor benefits from a private meeting room, AC (not tested), timber laminate flooring, exposed brickwork, wall mounted radiators, strip lighting, fitted kitchenette and natural light from 2 sides.



**Fantastic natural light**



**AC (Not Tested)**



**Demised WC**



**Kitchenette**



**Wall Mounted radiator**



**High ceilings**



**Meeting Room x2 (1st Floor)**



**Meeting Room x1 (3rd Floor)**



**Perimeter trunking**



**Exposed brickwork**



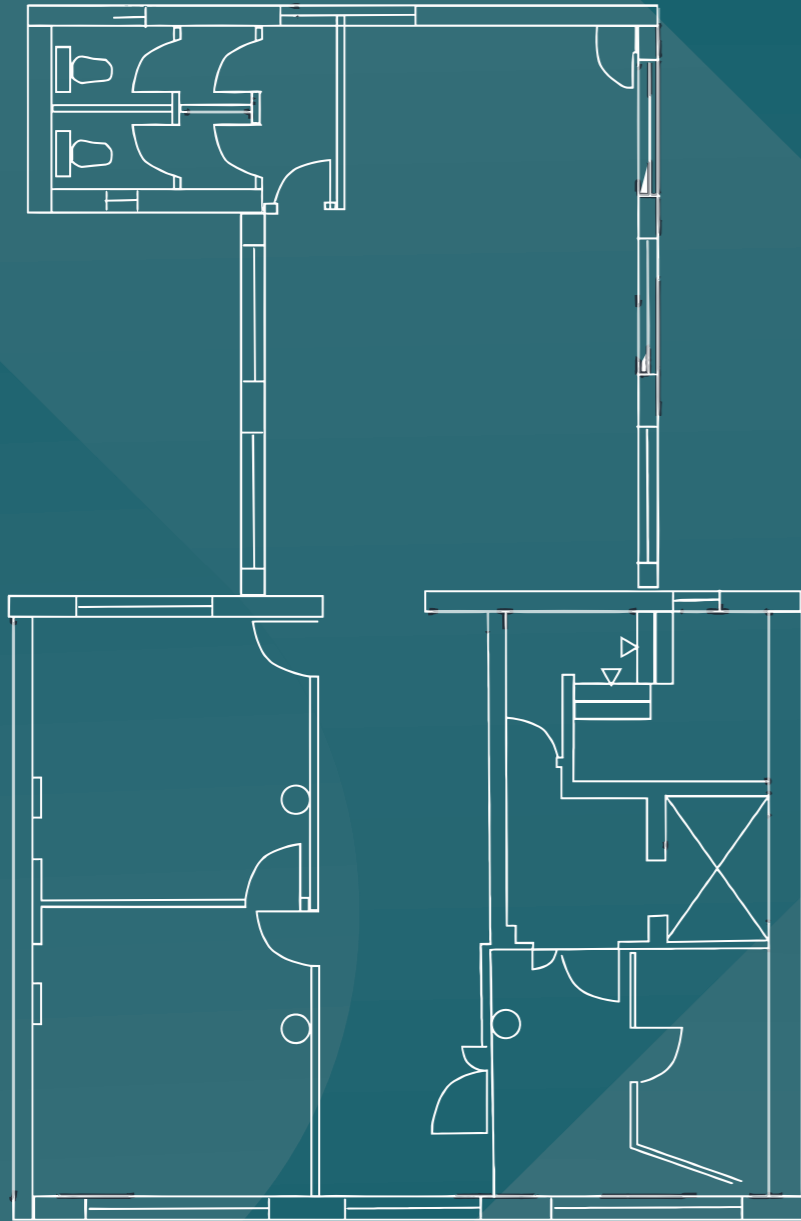
**Passenger lift**



**Reception area**



# FLOOR PLAN



FIRST FLOOR

# FINANCIALS

Area	1st Floor	3rd Floor	Total
Total Size (sq.ft.)	1,192	758	1,950
Quoting Rent (p.a.) excl.	£53,640	£34,110	£87,750
Service Charge	£5,389	£3,669	£9,057
Estimated Rates Payable (p.a.)	£27,445	£17,465	£44,910
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£86,474</b>	<b>£55,244</b>	<b>£141,717</b>



# FIRST FLOOR





# THIRD FLOOR





## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are 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

Available on request.

## VAT

TBC.

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.

January 2024

RIB

ROBERT IRVING BURNS

## CONTACTS

**Ben Kushner**  
**020 7927 0637**  
ben.k@rib.co.uk

**Thomas D'arcy**  
**020 7927 0648**  
thomas@rib.co.uk

**Michael Georgiou**  
**020 7927 0743**  
michael.g@rib.co.uk