



AVAILABLE TO LET

## 52 Fitzroy Street

52 Fitzroy Street, London, Greater London W1T 5JR



Office for rent, 1,331 - 2,930 sq ft, £45.00 psf (quoting)

To request a viewing call us on 020 7629 9898

For more information visit <https://www.realla.co.uk/m/48605-52-fitzroy-street-52-fitzroy-street>

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## SUPERB & EXTREMELY ECONOMICAL MEDIA STYLE OFFICE FLOORS TO LET

The 2nd and 3rd floors provide good quality economical media style space. The 3rd floor benefits from a pitched roof and skylights, which floods the floor with natural light.

Both floors remain fitted:- the 2nd floor provides a natural waiting / reception area, large boardroom, two open plan areas, a directors office, an internal meeting room with storage, and a tea point.

The 3rd floor provides predominately open plan space benefitting from excellent natural light from windows on three elevations. There is a large directors office / small meeting room, a large boardroom, and a large kitchen / breakout space.

### Highlights

- SUB £52.50 PER SQ FT FULLY INCLUSIVE
- £45.00 PER SQ FT RENT INCLUDING SERVICE CHARGE
- HIGH QUALITY MEDIA STYLE FLOORS / FIT OUT
- IMPRESSIVE PITCHED ROOF PROVIDING EXCELLENT NATURAL LIGHT - 3RD FLOOR
- DEMISED WC'S
- AIR CONDITIONING THROUGHOUT
- EXCELLENT FLOOR TO CEILING HEIGHT THROUGHOUT
- FITTED KITCHENS / TEA POINTS ON BOTH FLOORS
- PROMINENT CORNER BUILDING
- EXCEPTIONALLY WELL CONNECTED WITH 4 UNDERGROUND STATIONS WITHIN A 10 MINUTE WALK

### Property details

**Rent** £45.00 psf (Quoting)

**Sizes** 1,331 to 2,930 Sq ft

**Lease details** New flexible lease direct from the Landlord for a term by arrangement, subject to mutual rolling options to determine from 31st July 2022

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
3rd	1,599	£45.00	£6.74	£82,732.26	B1	Available
2nd	1,331	£45.00	£7.22	£69,504.82	B1	Available
<b>Total</b>	<b>2,930</b>			<b>£152,237.08</b>		

### More information

[Visit microsite](#)

<https://www.realla.co.uk/m/48605-52-fitzroy-street-52-fitzroy-street>

### Contact us

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