



LDG The
Creative
Property Team

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27 FITZROY SQUARE

self-contained office building to let

2 of 4

USE

Offices – B1

FLOORS & SIZE

Third Floor	547 SQ.FT.	50.82 SQM.
Second Floor	482 SQ.FT.	44.78 SQM.
First Floor	494 SQ.FT.	45.89 SQM.
Ground Floor	654 SQ.FT.	60.76 SQM.
Lower Ground	694 SQ.FT.	64.47 SQM.
Vaults	118 SQ.FT.	10.96 SQM.
TOTAL	2,989 SQ.FT.	277.69 SQM.

THE SPACE

Overlooking a private Georgian Square, this prominent self-contained terraced office building provides outstanding quality office floors, perfect for a headquarter building. The building has comprehensively refurbished, whilst retaining a number of period feature as well as showcasing parquet flooring on some floors.

HIGHLIGHTS

- Prominent Headquarter Style Building
- Comprehensively Refurbished
- Wood & Parquet Flooring
- Secure Bike Storage
- Fully Fitted Kitchen, Cloakrooms & Showers
- Impressive Grand Staircase
- Comfort Cooling (in part)
- Access to Fitzroy Square Gardens

CONNECTIVITY

We understand our client has installed fibre. Further information upon request.

COSTINGS

	PSF	PER ANNUM
Rent	£55.20	£165,000.00
Rates	£19.48	£58,212.00
Service Charge	N/A	N/A
TOTAL	£74.68	£223,212.00
Estimated Monthly Costs.		£18,601.00

N.B – Typically commercial rents are paid quarterly in advance.

LEASE

A new lease directly from the Landlord. The lease will be contracted outside the Landlord and Tenant Act.

VAT

The building is **not** VAT elected.

WHEN CAN YOU MOVE IN?

Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W1T 6ES

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Great Portland Street.	4 mins
Warren Street.	4 mins
Goodge Street.	8 mins
Euston.	11 mins
Tottenham Court Road.	15 mins

EATS

- Honey & Co
- Mere
- Bang Bang
- Clipstone
- Bento Ya
- Franco Manca

LIQUID LUNCH

- Lore Of The Land
- Smugglers Tavern
- Reverend J W Simpson
- The Albany
- Little Nan's
- Prince Of Wales Feather

A STRETCH AWAY

- The Gym
- Psyche
- FRAME
- Tens Fitness
- Grow Fitness
- Regents Park

LOCAL AUTHORITY

Westminster.

READY TO TALK?

Harrison Eagles	<i>harrison@ldg.co.uk</i>
Cary Dennington	<i>cary@ldg.co.uk</i>
Daniel Castle	<i>daniel@ldg.co.uk</i>
Sarah Stevenson	<i>sarah@ldg.co.uk</i>

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0207 291 0993
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WELCOME TO 27 FITZROY SQUARE



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27 FITZROY SQUARE CONTINUED



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