



LONIC

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LONDON & NEW YORK

**STUNNING SELF-CONTAINED
OFFICE BUILDING AVAILABLE
IN THE HEART OF FITZROVIA**

1,693 SQ. FT.

**33 Fitzroy
Street,
W1T 6DU**



**Viewings
through
sole agents:**

Jonny Novick
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07811 100 622

Michael Firestone
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07909 224 095

Virtual Tour - <https://my.matterport.com/show/?m=e7msKcEsgKr>

**Stunning Self-
Contained
Office Building
Available With 3rd
Floor Let On
Residential AST**

1,693 Sq.. Ft.
157 Sq. M.

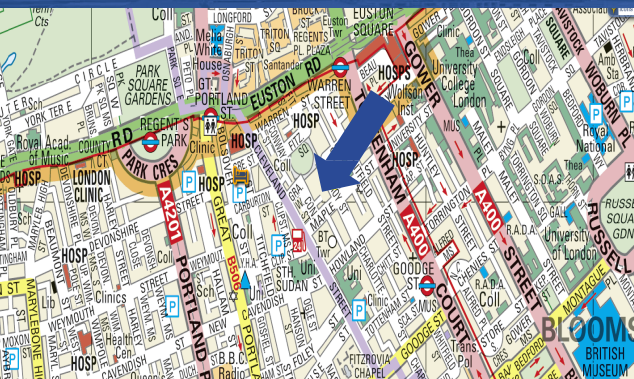
RENT FOR OFFICE PA /SQ. FT.	BUSINESS RATES PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM	AST – 3 RD FLOOR PA
£52,148 £31.00	£26,814 £16.00	£78,962 £6,580	£20,352

FLOOR	SQ. FT. / SQ. M.
3 rd	Residential
2 ND	423 39
1 ST	435 40
GROUND	441 41
LOWER GOUND	394 37
TOTAL	1,693 157

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W1T 6DU**

Amenities:

Self-Contained Property
24 Hour Access
Open Plan Offices (LG-2nd Floors)
Residential Flat (3rd Floor Let on AST)
Wooden Floors In Office Suites
Carpeted Common Areas
Radiators Throughout
Sash Windows
Kitchenette
WCs
Part Perimeter Trunking
Outside Breakout Area (Lower Ground)



LOCATION:

Located in the heart of Fitzrovia, immediately to the south of Fitzroy Square. Fitzroy Street is positioned between Great Portland Street and Tottenham Court Road. Great Portland Street and Warren Street are a two-Minute walk away.

ACCOMODATION:

This attractive building was designed and built by renowned architect, Robert Adam in the late eighteenth century. The property comprises of five floors, all of which are offices except the third floor, which is a one bedroom residential flat. The flat is let on an Assured Tenancy Agreement (AST) at a rent of £20,352 per annum.

LEASE:

An assignment of the existing lease on 31 March 2023. The lease is inside the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

