

MARCH 2017

GRADE II LISTED OFFICE BUILDING TO LET



Address

27 Fitzroy Square, London, W1T 6ES

Key Information

2,989 sq ft of self-contained office building to let

Location

27 Fitzroy Square is located on the west side of Fitzroy Square in the heart of Fitzrovia. The square is bounded by Warren Street to the north, Whitfield Street to the east, Maple Street to the south and Cleveland Street to the west. Green Park (Piccadilly, Victoria and Jubilee lines) and Piccadilly Circus (Piccadilly and Bakerloo lines) underground stations are within a short walking distance of the property.

Description

The property comprises a Grade II* listed self-contained Georgian office building arranged over lower ground, ground and three upper floors. The property has been extended in part and comprehensively refurbished whilst retaining a number of its classical period features.

Specification

This mid-terraced property benefits from the following amenities:

- ◆ Central Heating
- ◆ Wooden Floors
- ◆ Comfort cooling in part
- ◆ LG 7 fluorescent strip lighting
- ◆ CAT 5 cabling throughout
- ◆ One kitchen and Two kitchenettes
- ◆ New WC's
- ◆ Indoor, secure bicycle storage
- ◆ Showers x2
- ◆ Private access to Fitzroy Square

Accommodation

Floor	NIA Sq ft	NIA Sq m
3rd	547	50
2nd	482	44.7
1st	494	45
Ground	654	60
Lower Ground	694	64
Vaults	118	11
Total Available	2,989	277

Lease

The building is available to lease as a whole on new effective FRI leases for a term by arrangement direct from the freeholder.

Business Rates

£23.00 per sq ft (2017/18)

Rent

£195,000 per annum

Strictly by appointment through the sole Letting Agents Knight Frank LLP.

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