

19-20 BERNERS STREET, LONDON W1

TO LET
STUNNING GROUND FLOOR OFFICE



2,219 sq. ft.



RIB
Robert Irving Burns

19-20 BERNERS STREET LONDON W1

DESCRIPTION

The ground floor is currently undergoing a comprehensive refurbishment, providing modern open plan office accommodation benefitting from triple aspect natural light, main window frontage of 10.27m and ceiling height of 3.15m, feature brick wall, new wooden flooring, new track and orb lighting, Air Conditioning, demised male and female WC's, shower facilities, capped off services and private external courtyard. There is also access to a communal terrace located on the 3rd floor.

A garage accessed via the private courtyard and Berners Mews is also available by way of separate negotiation.

The ground floor reception, common parts and WC's have also undergone a full refurbishment resulting in a modern sleek look to this impressive building (images below). The property benefits from a concierge/reception facility with barista service.



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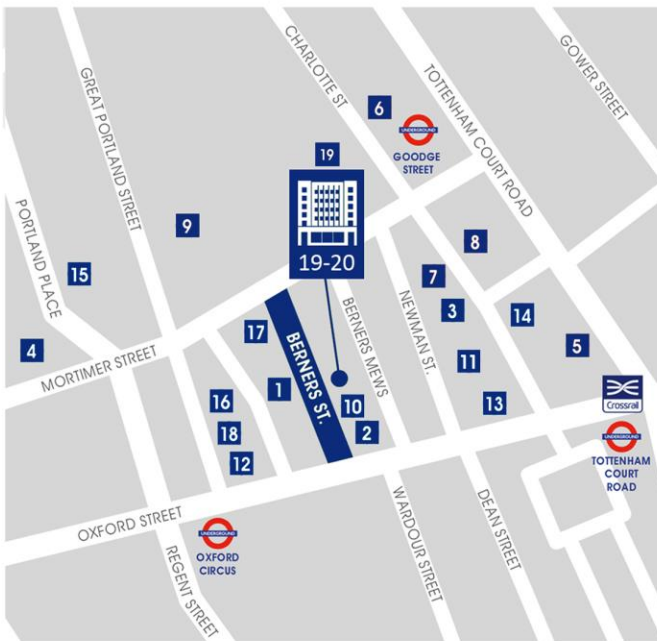


Window Frontage



LOCATION

The property is located on the east side of Berners Street opposite the iconic Sanderson Hotel and a few doors away from the London Edition Hotel in the heart of Fitzrovia. Communications are excellent, with Oxford Circus, Tottenham Court Road and Goodge Street Underground Stations all within close proximity. These will be further improved with the opening of the new Crossrail Station at Tottenham Court Road. The area benefits from a number of well-known and high-end retailers, hotels and restaurants which add to the vibrancy of the area.



HOTELS

- 1 - Sanderson Hotel
- 2 - The London Edition (1)
- 3 - The Charlotte Street Hotel
- 4 - The Langham

RESTAURANTS

- 5 - Hakkasan (2)
- 6 - Gaucho
- 7 - Roka
- 8 - Pied à Terre
- 9 - The Riding House Café
- 10 - Berners Tavern

BUSINESSES

- 11 - Facebook
- 12 - Getty Images Gallery
- 13 - H&M
- 14 - Sony DADC
- 15 - BBC
- 16 - Heineken UK
- 17 - New Look
- 18 - The IDM
- 19 - Estée Lauder

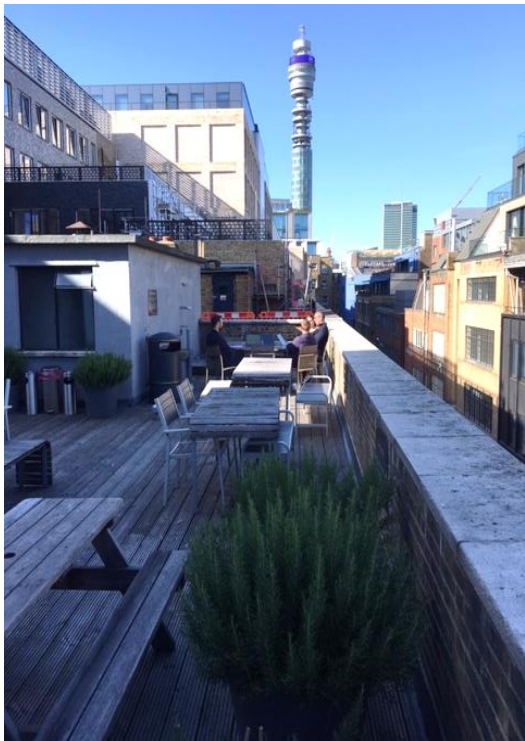


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3rd Floor Communal Roof Terrace



AVAILABLE AREA

Floor	m ²	ft ²	Available From
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Ground	221.57	2,385	Nov-19
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Reception Waiting Area.

AMENITIES

- Refurbished Reception
- Concierge Providing Barista Service
- Excellent Window Frontage
- New Passenger Lift
- Bespoke Staffed Reception
- New LED Lighting
- New Wooden Flooring With Floor Boxes
- New Air Conditioning
- New Internally Demised W/Cs (Three)
- Demised Shower Facilities
- Triple Aspect Natural Light
- Open Plan Accommodation
- Capped off Services
- Private Courtyard
- Shared Use of Roof Terrace (3rd Floor)
- Video Entry Phone
- Entrance via Berners St and Berners Mews
- Good Transport Links



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LEASE

A new effective full repairing & insuring lease is available direct from the landlord for a term of years to be agreed.

BUSINESS RATES

Local Authority: Westminster City

Current rateable value:

Ground Floor – £120,000

Please note, this is not the rate you pay. Interested parties are advised to make their own enquires.

This is an indicative photo to show what the private courtyard will look like.



RENT - £202,725 per annum exclusive

EPC - Available upon request.

SERVICE CHARGE - Upon request.

LEGAL COSTS - Each party is to be responsible for their own legal costs.

POSSESSION - Upon completion of legal formalities.

VIEWINGS

Strictly through Robert Irving Burns. For further information please contact:

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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.



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