

SELF CONTAINED, GROUND FLOOR, 19-23 FITZROY STREET, W1T 4BP

3,400 SQ FT



Street Frontage & **Branding** Opportunity



Plug & Play



Large Kitchen & **Breakout**



Creative Style



Floor to Ceiling Windows



Boardroom, Meeting Rooms, and **Phone Booths**



VIEW NOW 07471 998225 OR 07551 158799







DESCRIPTION

19-23 Fitzroy Street presents a unique opportunity to lease a creative, self contained ground-floor office in the heart of prime Fitzrovia. This space boasts excellent street frontage, ensuring maximum visibility for your business.

The office is flooded with natural light, thanks to expansive floor-to-ceiling windows. Fully furnished and thoughtfully designed, it includes a range of meeting rooms in various sizes, a professional boardroom, multiple phone booths, and an openplan desking area. Additionally, the large, dedicated reception area offers a welcoming environment for clients and visitors.



Available to Lease until May 2026.

A new Lease is also available Direct with the Landlord.



LOCATION

Fitzroy Street in London, located in the vibrant Fitzrovia district, offers a unique blend of historic charm and modern amenities. With easy access to major transport hubs like Oxford Circus and Tottenham Court Road, it's a highly connected location for businesses. Fitzroy Street is also in short walking distance from Great Portland Street, and Goodge Street Stations.

The street is surrounded by a mix of cafes, restaurants, and shops, making it an ideal spot for professionals to work and unwind. Perfect for businesses seeking a dynamic yet tranquil environment in central London, Fitzroy Street is the ideal office address.



| Floor | Size (sqft) | Passing Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|--------|-------------|--------------|----------------|----------------|------------|-------------|
| Ground | 3,400 | £63.35 | £2.65 | £19.08 | £289,272 | £24,106 |



GEORGE MARMENT

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EXIT









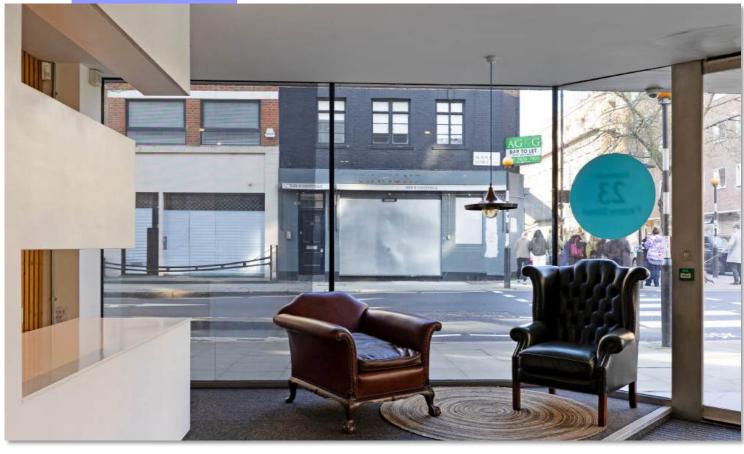






















HEAD OFFICE

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