

RIB

ROBERT IRVING BURNS

38

WARREN STREET

38 Warren Street, Fitzrovia, London, W1T 6AE (3rd & 4th Fl)

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38 WARREN STREET

BRIGHT NEWLY REFURBISHED OFFICE SPACE

TO LET

4th Floor 1,708 sq. ft. (158.68 sq. m.)

3rd Floor 2,033 sq. ft. (188.87 sq. m.)

Location

Located on the Northern side of Warren Street, 38 is a short walk away from Great Portland Street (Circle Hammersmith City Line) and Warren Street (Northern Victoria Line) Underground Stations, as well as Euston railway station.

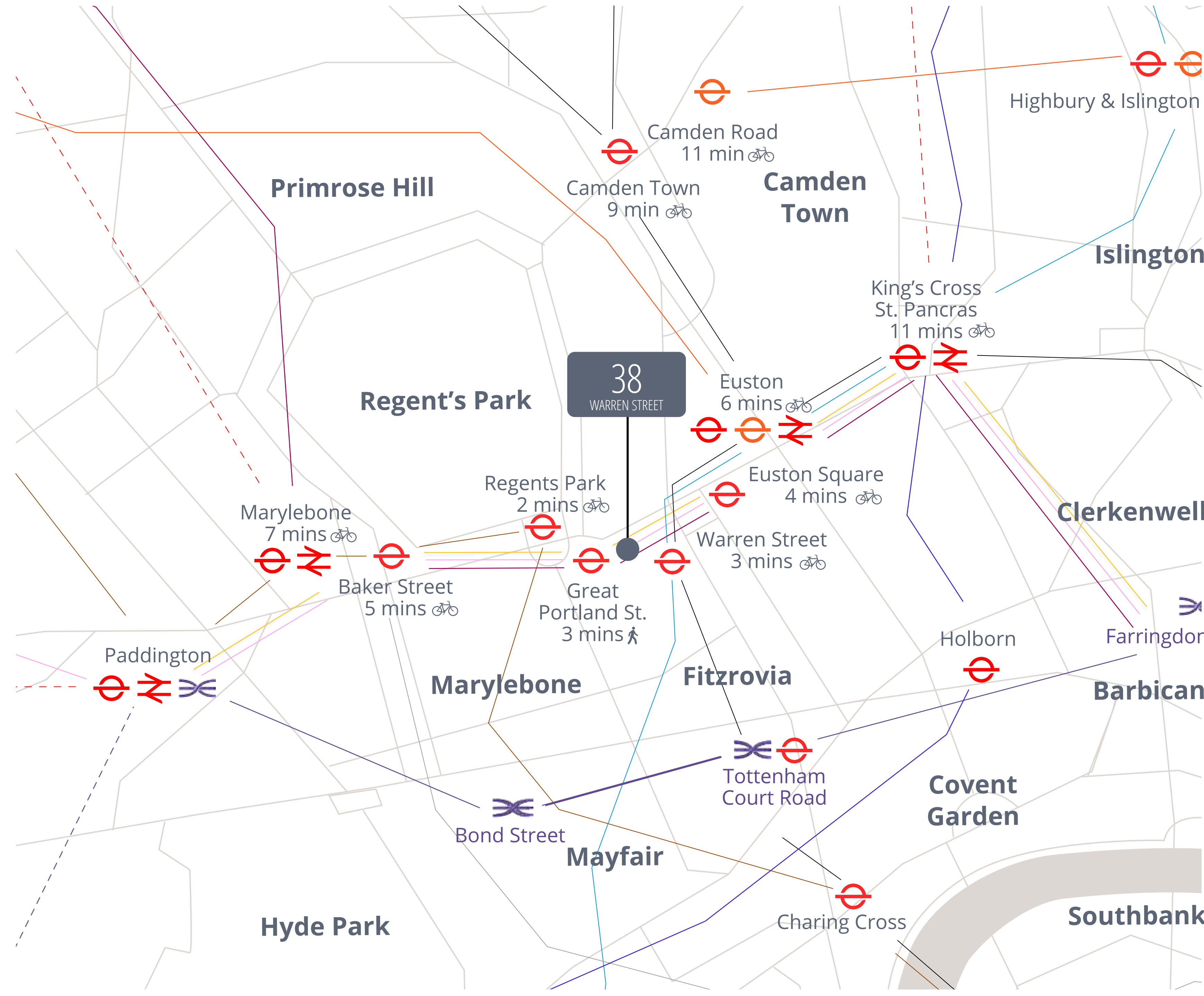
The area boasts a diverse mix of occupiers including office, retail, residential, bar, and restaurant establishments, creating a captivating and dynamic environment synonymous with the trendy Fitzrovia district.

Fitzrovia is considered one of the main West End office sub-markets and has experienced significant growth and regeneration in recent years, with notable developments such as The BBC HQ, Fitzroy Place, and Great Portland Estate's renovation of the former Post Office site at Rathbone Place.

The neighbourhood is home to an abundance of restaurants, designer hotels, and luxury boutiques, and has recently gained traction as a hub for the TMT sector, attracting renowned office occupiers such as Sony, Facebook, MTV, Lionsgate Films, and The British Film Industry.

There are a variety of boutique eateries on Warren Street including Honey co Café, Miel Bakery, Nazuki Garden and Bang Bang Vietnamese Canteen to name a few.





	Great Portland Street	3 minutes
	Warren Street	4 minutes
	Euston Square	7 minutes
	Regent's Park	7 minutes
	Tottenham Court Road	17 minutes
Trains		
	Euston	6 minutes
	King's Cross & St. Pancras	8 minutes
Eurostar		
	Paris	1 hour and 51 minutes
	Brussels	2 Hours and 15 minutes

Description

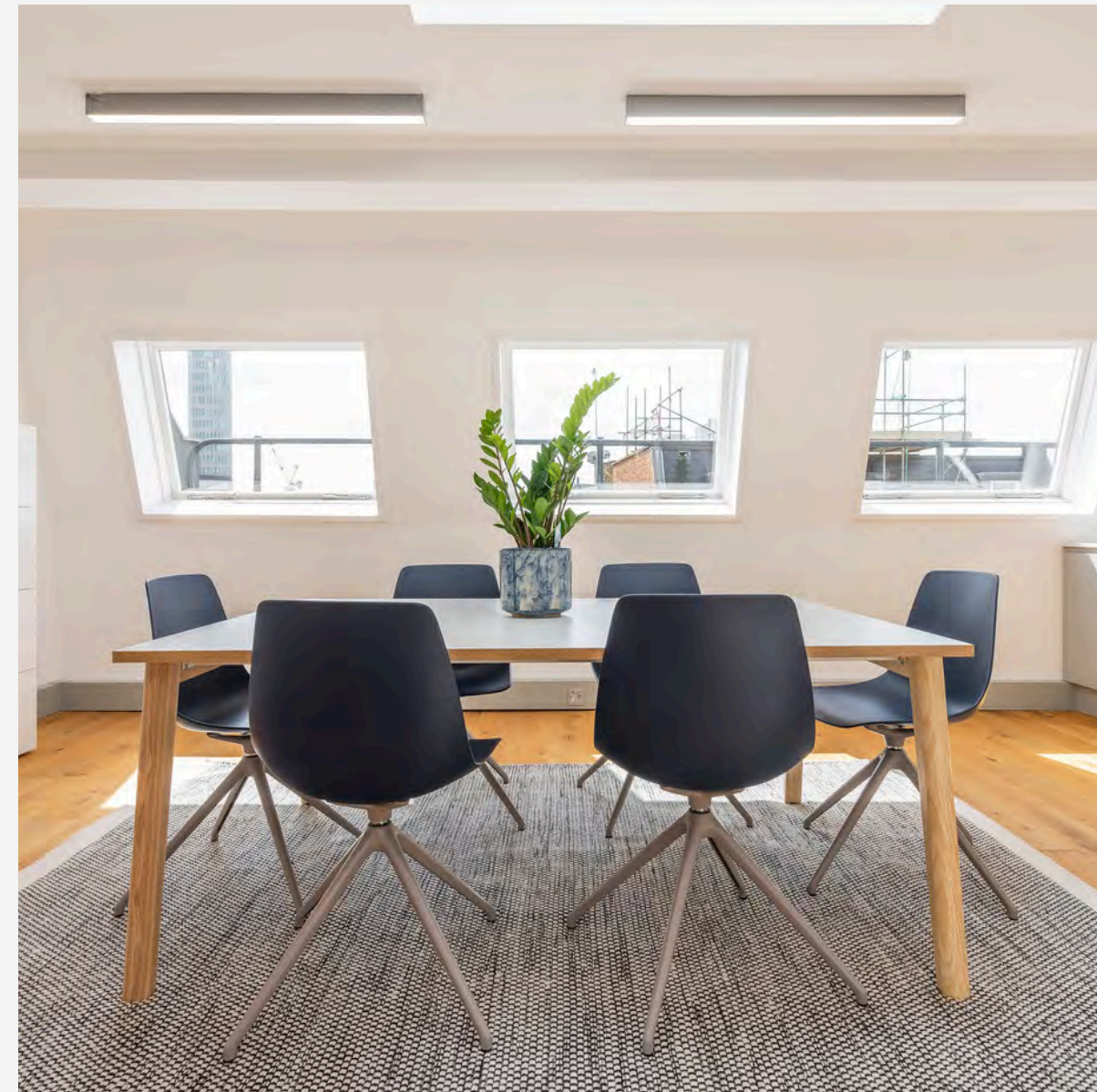
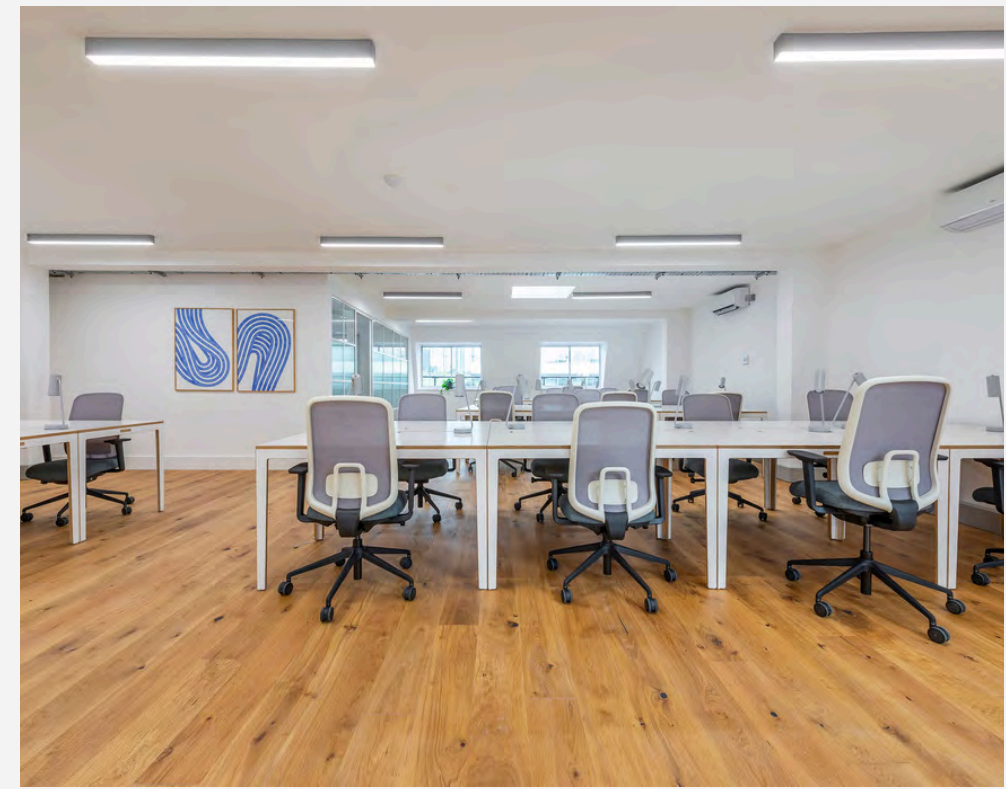
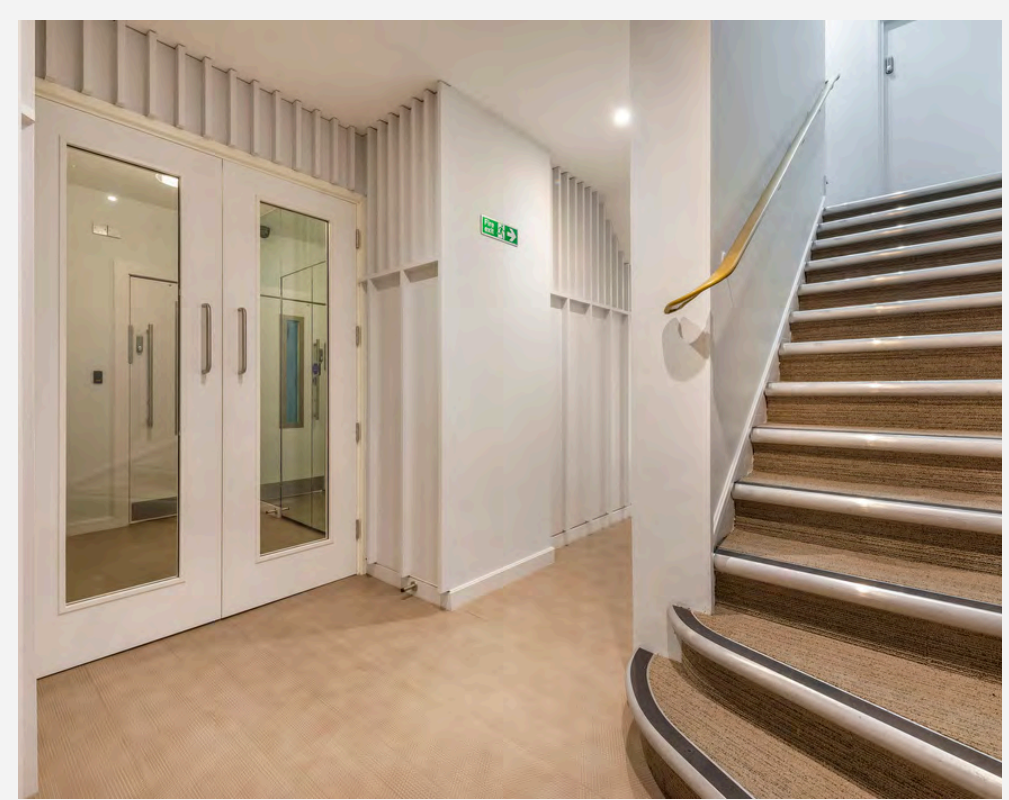


Description

The 4th floor office has undergone a comprehensive refurbishment, to provide modern open plan office accommodation. The space is flooded with natural light which comes from the large windows at the front and rear of the space. Furthermore, there are skylights that are cleverly located throughout the office which amplify the light in the space. It also benefits from a new timber floor, modern LED strip lighting and a new kitchenette. There is also fibre connectivity available to the floor.

The common parts of the office have also been designed to a high standard. The reception area features contemporary finishes and furnishings, creating a welcoming and professional environment for visitors and tenants alike. The building is serviced by a passenger lift which provides easy access to all floors.

The 3rd floor (2,033 sq. ft.) is being refurbished to the same standard as the newly refurbished, fully fitted 4th floor.



Specification



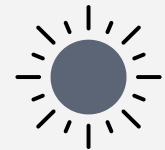
New AC System



New LED Lighting



Fibre Connectivity



Good Natural Light (Front & Back)



Galvanized Perimeter Trunking



New Engineered Timber Floor



Video Entry Phone System



New Fitted Kitchenette



Refurbished WC's



Fully Fitted



10 Person Meeting Room



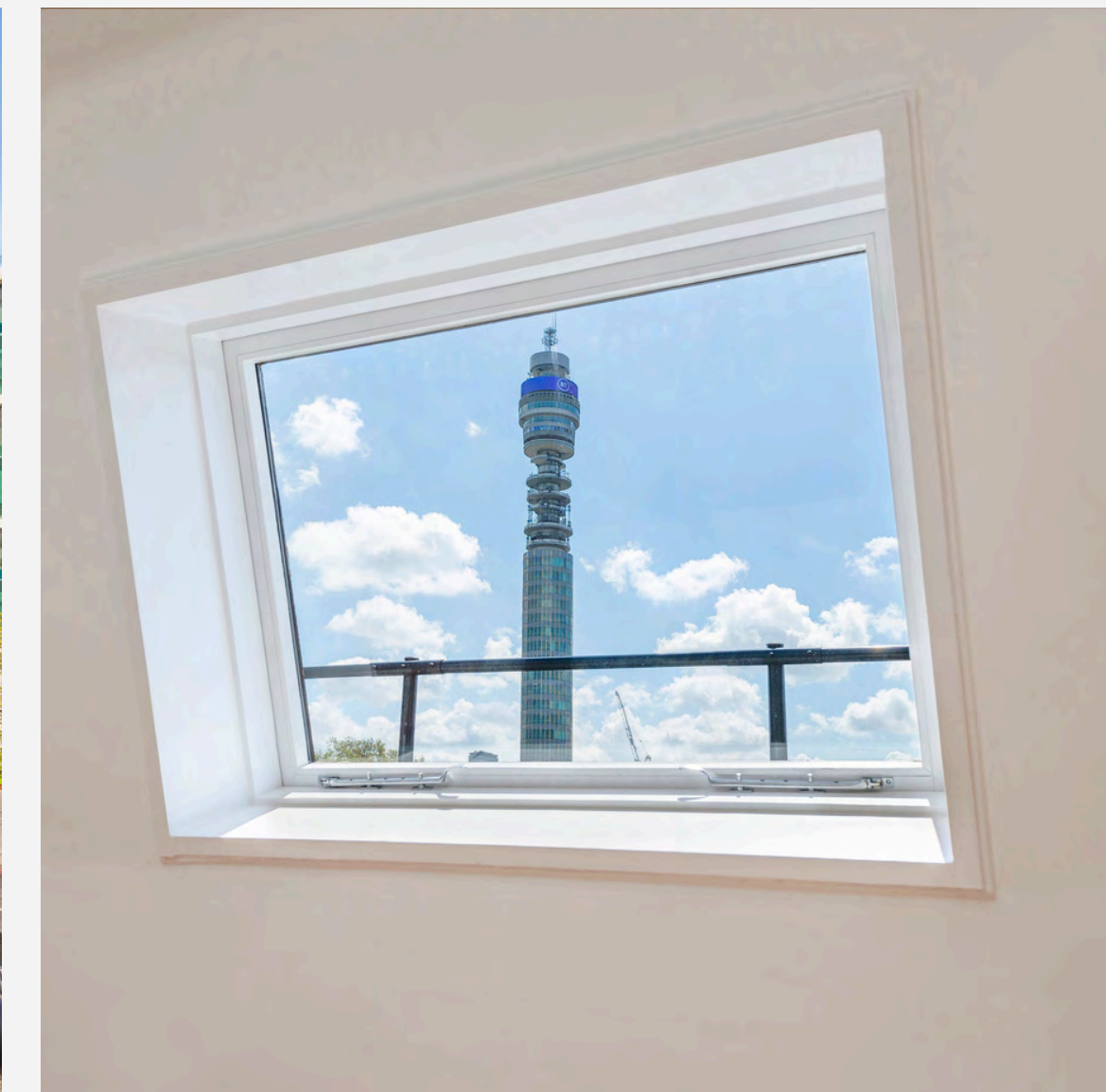
Passenger Lift



Design LED Common Parts

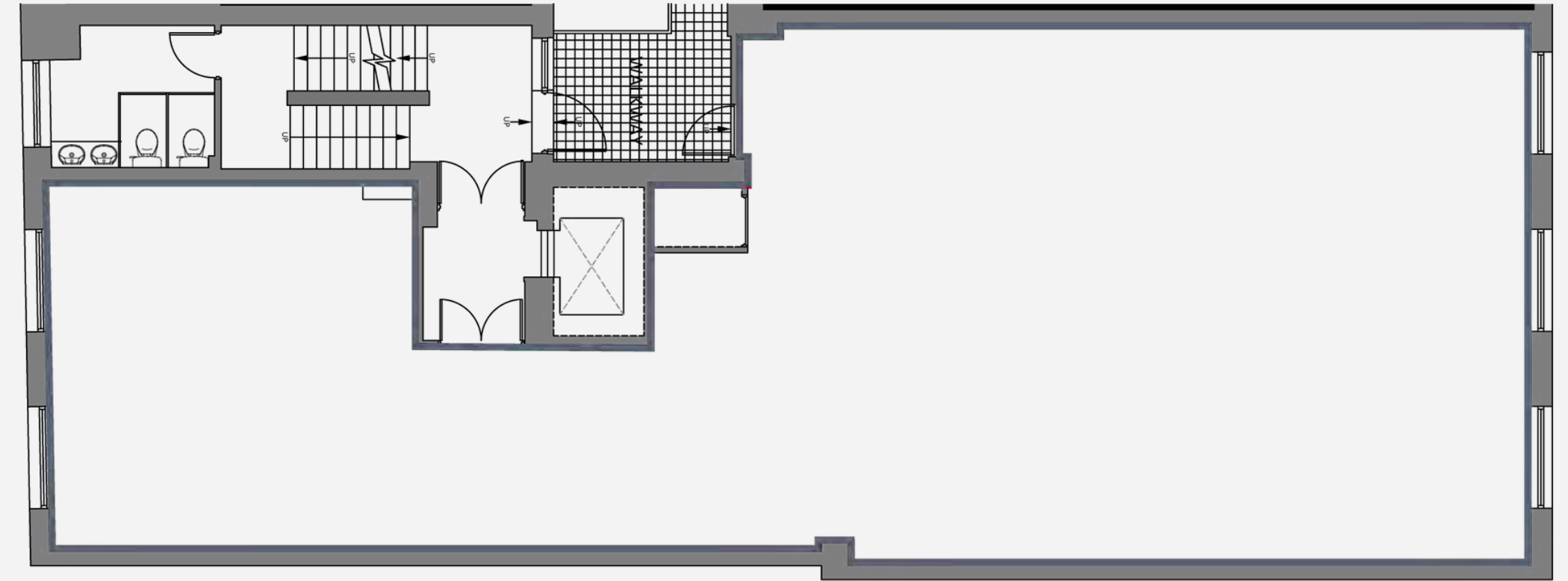
DDA

DDA Complaint

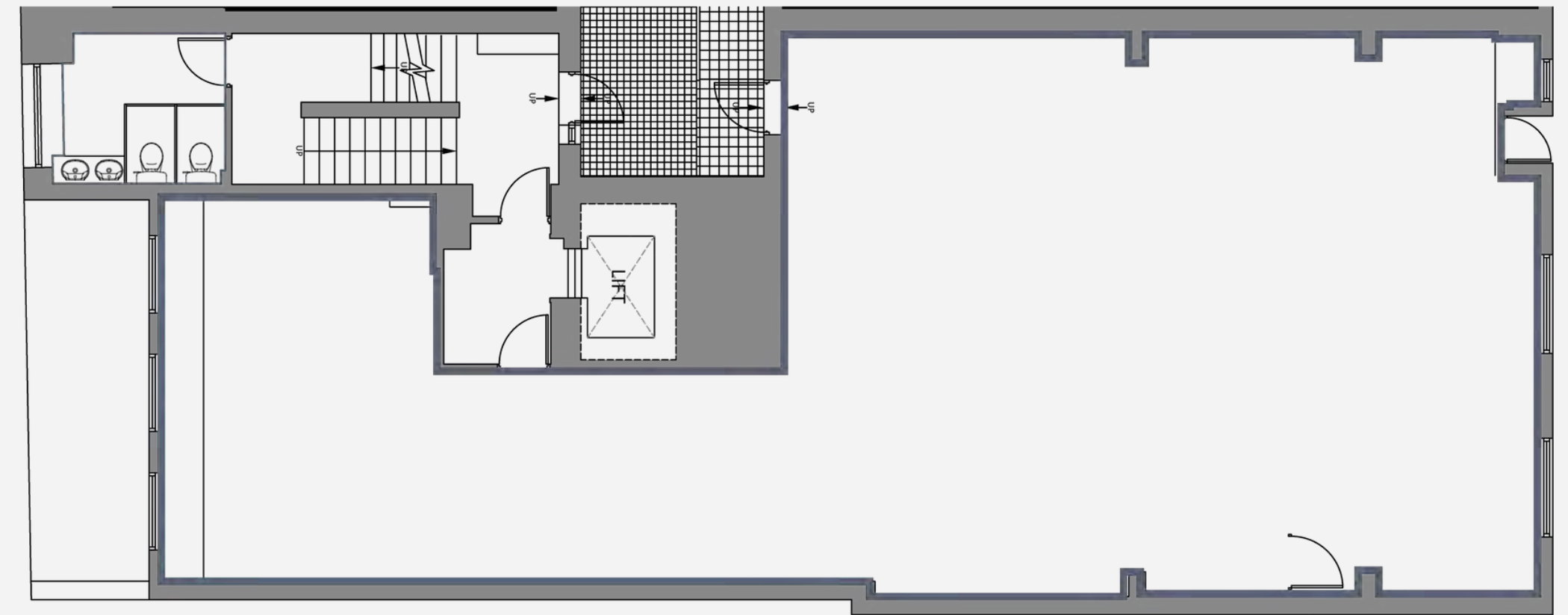


Financials

Floor	Third Floor	Fourth Floor	Total
Size (sq.ft.)	2,033	1,708	3,741
Rent (p.a.) excl.	£132,145	£111,020	£243,165
Current Service Charge	£20,323	£17,074	£37,397
Estimated Rates Payable (p.a.)	£46,137	£40,677	£86,814
Estimated Occupancy Cost excl. (p. a.)	£198,605	£168,771	£367,376



Third Floor 2,033 SQFT/ 188.87 SQM



Fourth Floor 1,708 SQFT/ 158.68 SQM

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The Property is elected for VAT.

FLOOR PLANS

Scaled plans available on request.

Freddie Brett

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Ben Kushner

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