



## Office (E Class) – 5 Fitzroy Square

Fitzrovia, London, W1T 5HH

Self-Contained Period Building  
Located on The Historic Fitzroy  
Square

- Grade I Listed
- Self-Contained
- Period Features Throughout
- Private Courtyard

4,864 sq ft  
(451.88 sq m)

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## Summary

Available Size	4,864 sq ft
Rent	£267,520 per annum
Rates Payable	£79,360 per annum
Rateable Value	£155,000
Service Charge	TBC
EPC Rating	Upon Enquiry

## Description

Grade I listed self-contained building on Fitzroy Square. Benefitting from stunning period features throughout and private courtyard, the ground and 1st floors also boast fantastic ceiling height and natural light floods from front to back.

## Location

The property is situated within the attractive, pedestrianized Fitzroy Square, directly on the corner with Grafton Way. Charlotte Street and Tottenham Court Road are within easy walking distance, with Warren Street, Great Portland Street and Goodge Street underground stations also within proximity.

## Accommodation

The accommodation comprises the following areas:

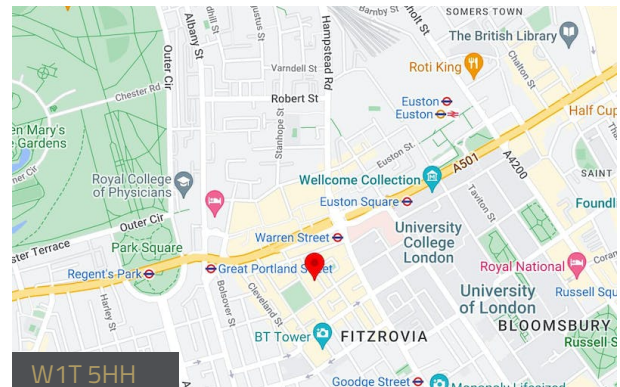
Name	sq ft	sq m	Availability
Lower Ground - Ground, 1st, 2nd, 3rd	4,864	451.88	Available
<b>Total</b>	<b>4,864</b>	<b>451.88</b>	

## Viewings

Strictly through Robert Irving Burns.

## Terms

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



## Viewing & Further Information

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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 no way guaranteed. Generated on 31/10/2023