

# RIB

ROBERT IRVING BURNS



## 6 MARKET PLACE

LONDON W1W 8AF

**TO LET**

ALL INCLUSIVE DEAL

HIGH QUALITY FULLY FITTED  
WORKSPACE

SUITABLE FOR CLASS E  
(OFFICE, MEDICAL, RETAIL ETC.)

FIRST FLOOR  
316 SQ.FT.

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR



PIED A TERRE



ROKA



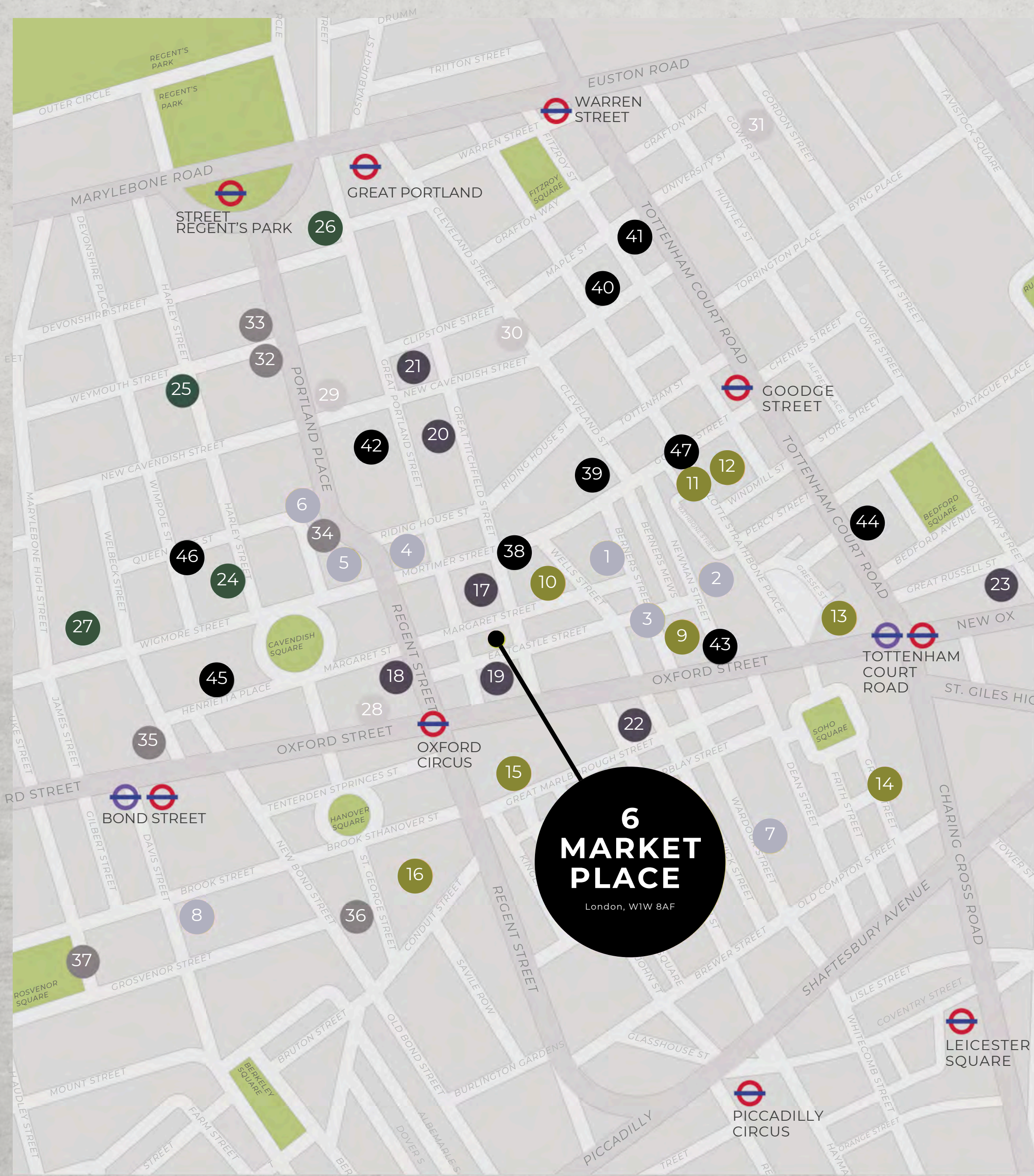
SANDERSON HOTEL



BERNERS TAVERN

## Location

Located in Fitzrovia, one of the West End's most exciting and dynamic villages. There is a host of first class local amenities with some of London's best restaurants cafes, hotels and bars. Fitzrovia is home to some of the boldest, brightest and most interesting names in global business, film, television and music. Oxford Circus station is closest to Market Place, with Tottenham Court Road and Bond Street stations a short walk in either direction along Oxford Street.



# Perfectly Positioned

## HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 Claridge's

## RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Pollen Street Social

## PUBS & BARS

- 17 The Social
- 18 The Finery
- 19 London Cocktail Club
- 20 The Crown & Sceptre
- 21 The Lucky Pig
- 22 BrewDog Soho
- 23 The Bloomsbury Club

## MEDICAL

- 24 Isokinetic London
- 25 The Harley Street Clinic
- 26 The Portland Hospital
- 27 Schoen Clinic

## EDUCATIONAL

- 28 UAL London College of Fashion
- 29 EIFA International
- 30 University of Westminster
- 31 UCL

## DIPLOMATIC

- 32 Polish Embassy
- 33 Chinese Embassy
- 34 Portuguese Consulate
- 35 High Commission of Botswana / Tanzania High Commission
- 36 Mexican Embassy
- 37 Italian Embassy

## OFFICE OCCUPIERS

- 38 Lionsgate
- 39 Estee lauder
- 40 BT
- 41 Arup
- 42 BBC
- 43 Facebook
- 44 Skyscanner
- 45 Coca Cola
- 46 Taylor Bennett
- 47 Knotel

## Description

The 1st Floor at 6 Market Place is refurbished to provide a modern, artistic and exceptionally high standard space fully fitted with 6 desks, small meeting room & a kitchenette. The space benefits from good natural light with great floor to ceiling heights

## Specifications

- 6 desks
- Breakout area
- Phone booth
- Kitchen
- Good natural light to front and rear elevations
- Good floor to ceiling height
- Flexible terms
- World class local amenities
- Superb connectivity



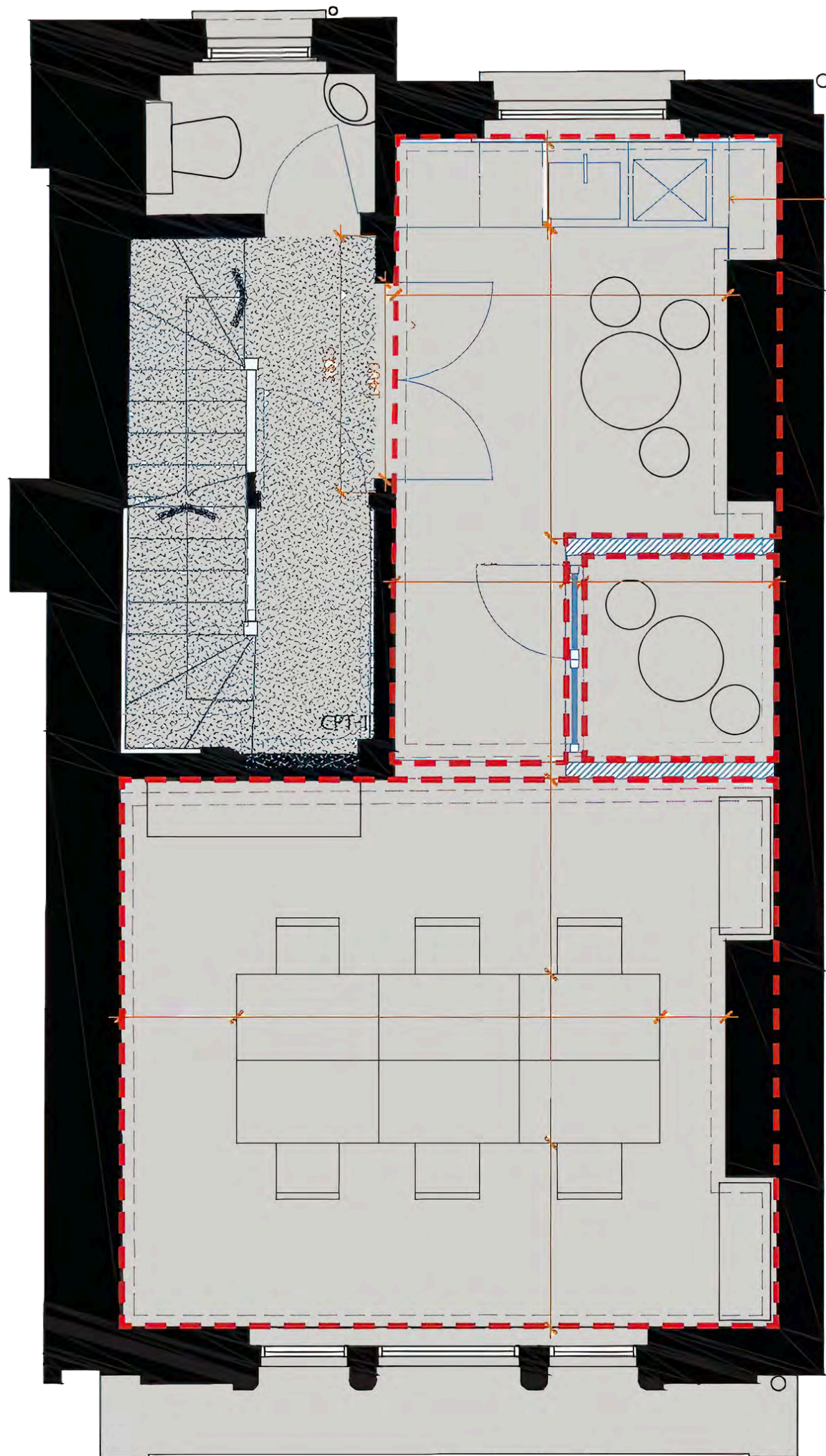


RIB

6 MARKET PLACE

## Floor Plan

Not to scale



## Accommodation

Net Internal Area

First Floor 29.36 SQM/ 316 SQFT

**Rent: £42,500 p.a.**

All inclusive of business rates and service charge.

## LEASE

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.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

TBC

## FLOOR PLANS

Scaled Floor Plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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. May 2024



ROBERT IRVING BURNS

## CONTACT US

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Michael Georgiou

020 7927 0743

Michael.g@rib.co.uk

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)