

41-42 FOLEY STREET

LONDON, W1W 7TS

TO LET

PREMISES IN THE HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICE, RETAIL, MEDICAL ETC.

2ND FLOOR - 1,941 SQ.FT

Please note that further 1,016 sq. ft. (5th Floor) is also available.

RIB

ROBERT IRVING BURNS



LOCATION

The property is located in the heart of Fitzrovia, on the North side of Foley Street close to the junction of Great Titchfield Street.

Foley Street is just a few minutes' walk from Great Portland Street (Circle, Hammersmith & City, Metropolitan lines), Warren Street (Northern and Victoria lines), and Oxford Circus (Bakerloo, Central and Victoria lines) tube stations, providing excellent transport links to the rest of the city.

Surrounded by an array of amenities, Foley Street is home to some of the city's most popular cafes, restaurants, and shops. Enjoy a delicious coffee at the renowned Kaffeine or grab a bite to eat at the nearby Sergios, Drunch, Crown & Sceptre Pub or Meraki. For those who love to shop, Oxford Street is just a short walk away, offering a vast range of high street and luxury brands.

This bustling area is perfect for those looking to network and socialize, with its lively atmosphere and friendly community. You'll also find a variety of gyms, supermarkets, and other convenience stores just moments away, making it the perfect location for your business needs.



Drunch



Kaffeine



Sergio's



Riding House Fitzrovia



Mortimer House Kitchen

OCCUPIERS

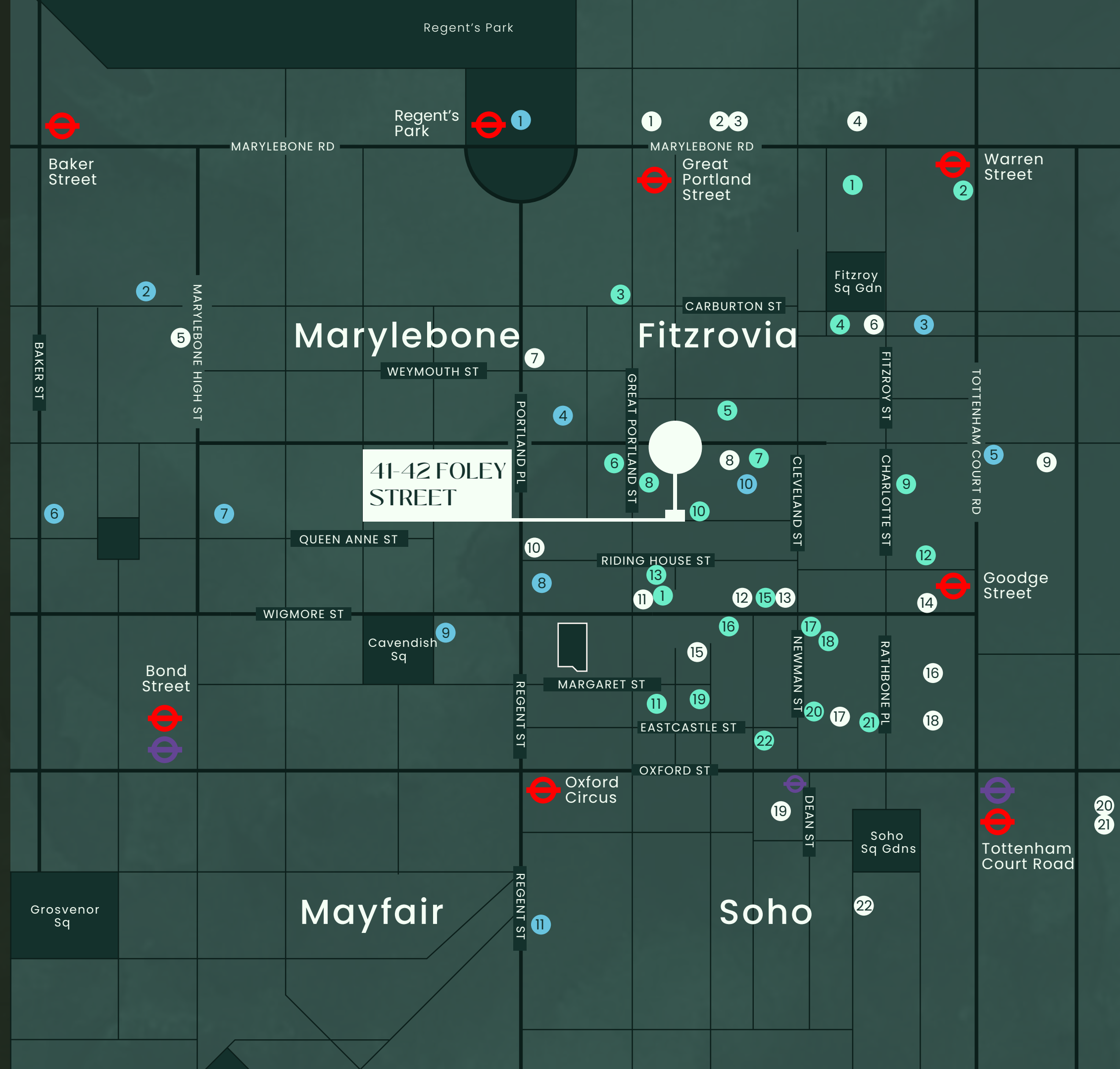
1. Lendlease
2. Santander
3. Dentsu Aegis
4. Sky Scanner
5. MatchesFashion/Joseph
6. WDAD Communications
7. RIBA
8. British Olympic Association
9. Liverpool Football Club
10. BBC
11. Engine Group/Mischief
12. Netflix
13. Estee Lauder Companies
14. Wingfield PR
15. Brown Forman
16. VMLY&R
17. Facebook
18. Freuds PR
19. COAL London
20. Google
21. NBC Universal
22. GC Advertising

GYMS

1. Regent's Park Tennis Centre
2. BXR Boxing Gym
3. F45
4. Puregym
5. Fitness First
6. KOBOX
7. Third Space
8. Psyche
9. Barrecore
10. Ten Health & Fitness
11. Barry's

RESTAURANT AND BARS

1. Honey & Co
2. Steak & Lobster
3. Iberica
4. Lore of the Land
5. The Lucky Pig Cocktails
6. Portland
7. Harris and Hoole
8. Sushi Atelier
9. Mere
10. The Attendant
11. EL&N
12. Reverence JW Simpson
13. Kaffeine
14. Riding House Café
15. Percy & Founders
16. Mortimer House Kitchen
17. Mr Fogg's
18. Roka
19. Rovi
20. Mandrake Hotel
21. Circolo Popolare
22. Berners Street Tavern



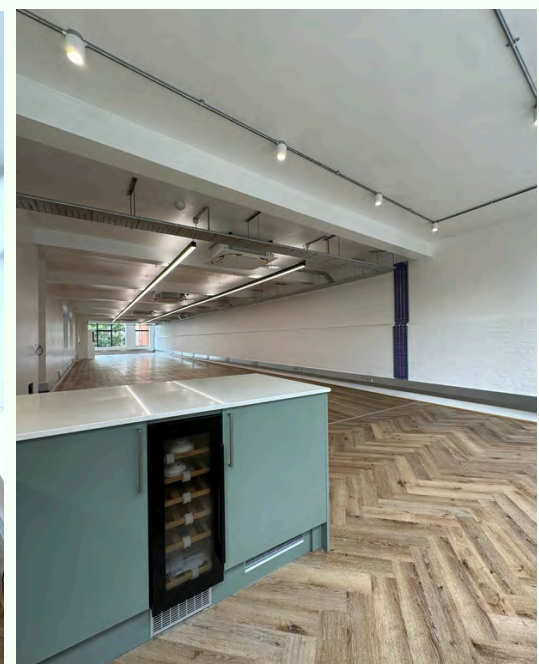
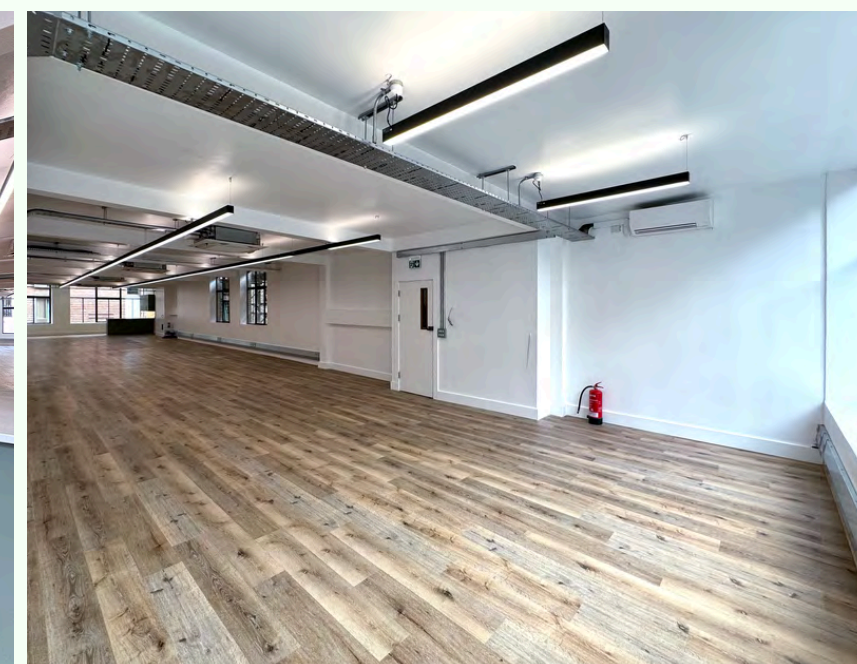
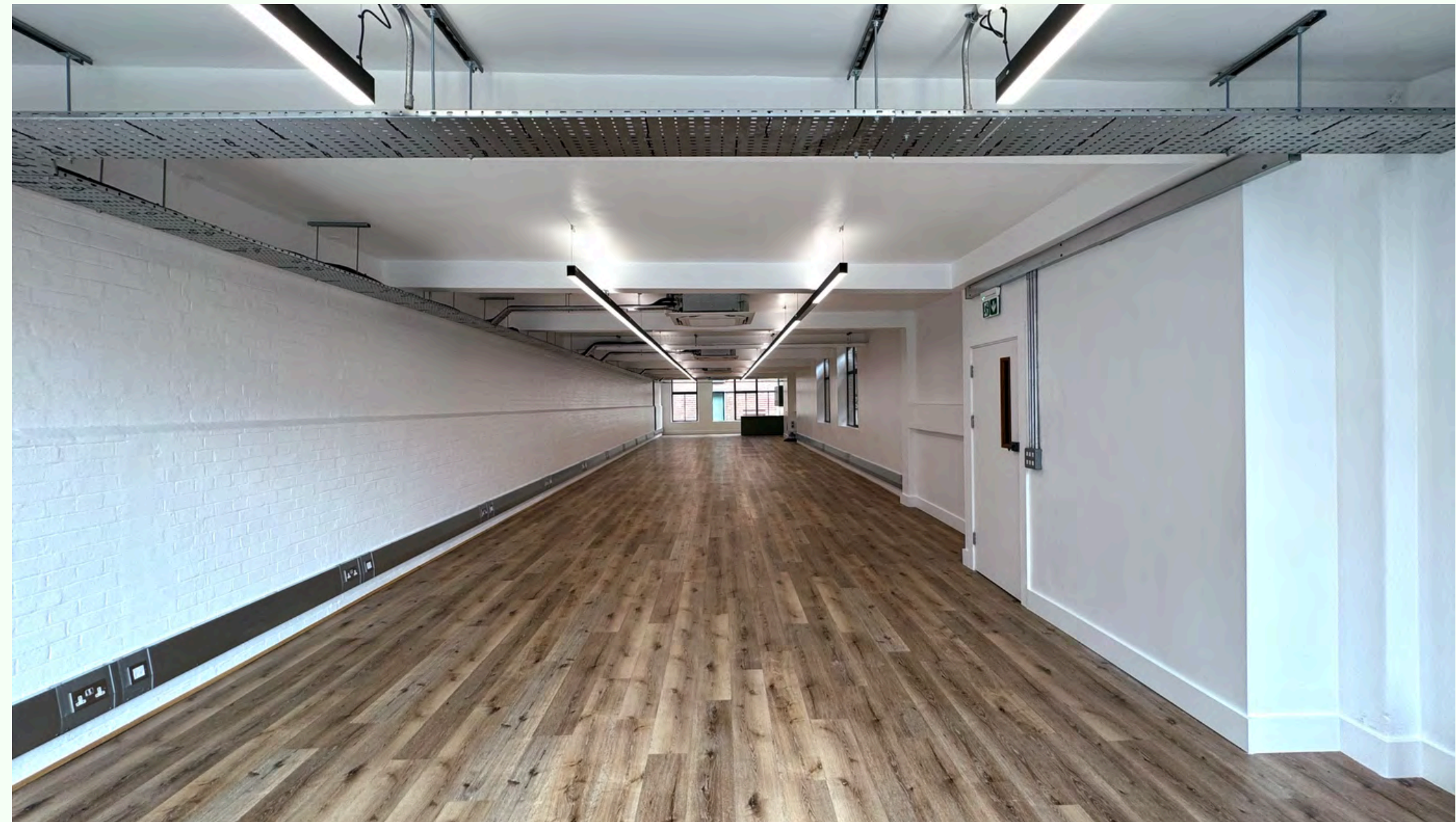
DESCRIPTION

The second floor is a new modern working environment in this prestigious Fitzrovia building.

The floor benefits from new LED lighting, perimeter trunking, timber laminate flooring, a fitted kitchen and breakout space, air flow and AC system, along with 2 newly fitted (internally demised) WCs.

There is a zoom room and private crittel meeting room.

Please note that further 1,016 sq. ft. (5th Floor) is also available.





FINANCIALS

Floor	2nd
Total Size (sq.ft.)	1,941
Quoting Rent (p.a.) excl.	£126,165
Service Charge	£18,240
Estimated Rates Payable (p.a.)	£49,686
Estimated Occupancy Cost excl. (p.a.)	£194,091

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

ACCOMMODATION

Net Internal Area

Second Floor 180.3 SQM/ 1,941 SQFT

SPECIFICATIONS

New Comfort Cooling System

Fibre Connection (Not Tested)

Passenger Lift

Demisable Shower

New LED Lighting

Perimeter Trunking

Timber Laminate Flooring

Newly Fitted Kitchen with Wine Chiller

2 x Internally Demised WC's

Front & Rear Natural Light

External Public Bike Racks

LEASE

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

EPC

Available on request.

LEGAL COSTS

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

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.

POSSESSION

Upon completion of legal formalities.

VAT

The building is elected for VAT.

FLOOR PLAN

Floor plan available on request.

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. June 2024

CONTACT US

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RIIB

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