



ROBERT IRVING BURNS



25 WARREN STREET

LONDON W1T 5LZ

TO LET
GROUND FLOOR RETAIL PREMISES

SUITABLE FOR CLASS E
RETAIL, OFFICE, LEISURE ETC.

282 SQ.FT

Description



*Please note floors have been cleaned up with AI

25 WARREN STREET

Description

Newly refurbished ground floor premises suitable for a variety of uses. The space benefits from being self contained with front and rear natural light. There is an internal WC.



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RIB



Netflix



Riding House Cafe



London Edition Hôtel



Location

Located on the Northern side of Warren Street, the property 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.

Net Internal Area

Ground Floor 26.2 SQM/ 282 SQFT

Floor	Ground Floor
Total Size (sq.ft.)	282
Quoting Rent (p.a.) excl.	£38,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£8,825
Estimated Occupancy Cost excl. (p.a.)	£46,825

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.

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.

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

Scaling floor plans are 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. January 2025



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