



ROBERT IRVING BURNS



PRELIMINARY DETAILS

# 41-42 FOLEY STREET

LONDON, W1W 7TS

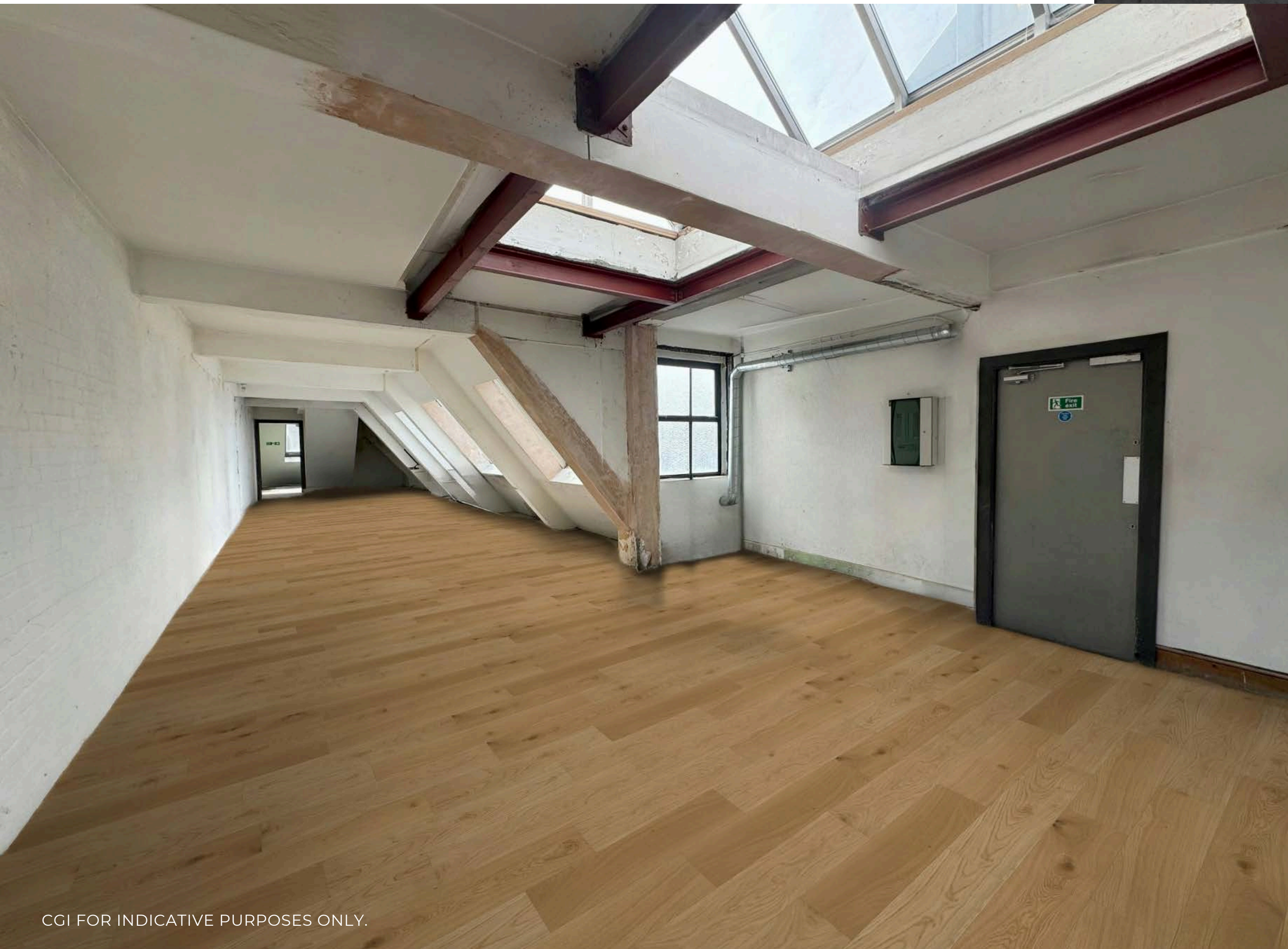
**TO LET**

PREMISES IN THE HEART OF FITZROVIA  
CURRENTLY BEING REFURBISHED

SUITABLE FOR CLASS E  
OFFICE, RETAIL, MEDICAL ETC.

5TH FLOOR - 1,016 SQ.FT

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



CGI FOR INDICATIVE PURPOSES ONLY.

## 5th Floor

The fifth floor is currently undergoing comprehensive refurbishment to provide a new modern and bright working environment in this prestigious Fitzrovia building.

The floor will benefit from new LED lighting, perimeter trunking, refurbished original timber flooring, a fitted kitchen, breakout space, and an air flow and AC system.

The floor benefits from fantastic natural light afforded by slanted side windows, an overhead skylight, and front windows.

There is space for a front private meeting room.



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## Accommodation

Net Internal Area

Fifth Floor 94.3 SQM/ 1,016 SQFT

Floor	5th
Total Size (sq.ft.)	1,016
Quoting Rent (p.a.) excl.	£63,500
Service Charge	£9,554
Estimated Rates Payable (p.a.)	£24,451
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£97,505</b>

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

New effective Full Repairing and Insuring lease(s) 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

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. September 2024



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## CONTACT US

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