

41-42 FOLEY STREET

LONDON, W1W 7TS

TO LET

PREMISES IN THE HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICE, RETAIL, MEDICAL ETC.

3RD FLOOR – 1,949 SQ.FT

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 Oxford Circus (Bakerloo, Central and Victoria lines) and Great Portland Street (Circle, Hammersmith & City, Metropolitan lines), Warren Street (Northern 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



DESCRIPTION

The third floor has now been fully refurbished and offers a high-quality, well-appointed workspace with excellent natural light from the front, rear, and central light well. The floor now benefits from:

- New engineered timber flooring
- 10 person boardroom/private office
- Zoom room
- Refurbished staff lockers
- Freshly repainted throughout
- Serviced comfort cooling units
- New roller blinds
- Newly installed perimeter galvanised steel trunking
- Modern LED strip lighting

The floor also includes a kitchenette facility, a 6-person passenger lift, and an entry phone system for added convenience.



AMENITIES

10 person boardroom/private office

New engineered timber flooring

Kitchenette facility

Comfort cooling (not tested)

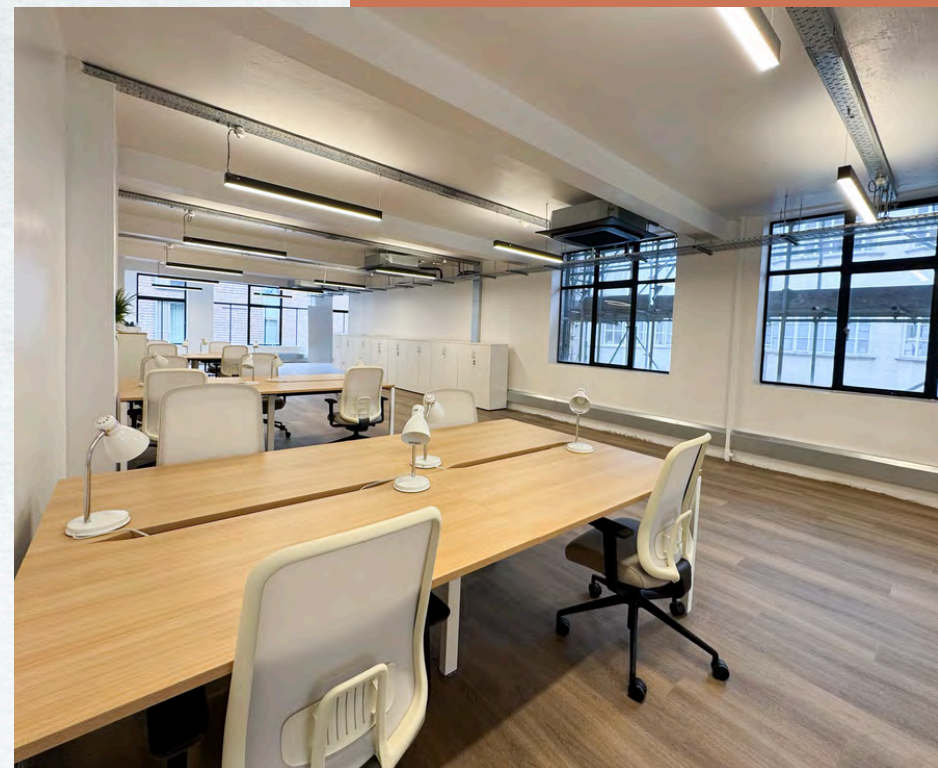
Great natural light from 3 sides

New perimeter trunking

LED lighting

Passenger lift

Entry phone system

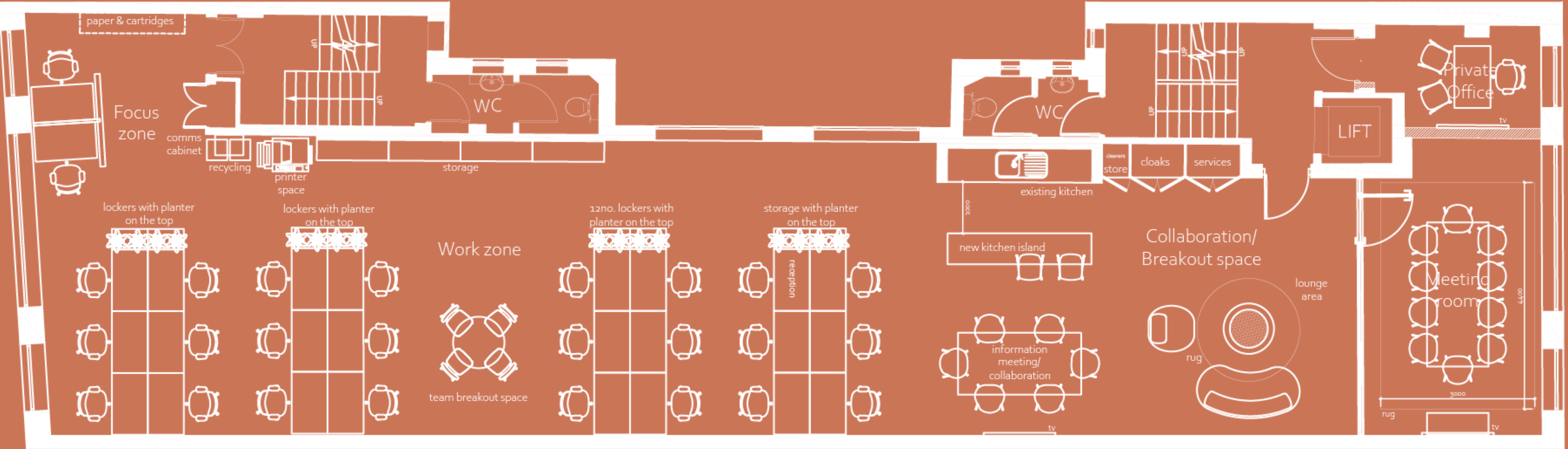


FINANCIALS

Floor	3rd Floor
Total Size (sq.ft.)	1,949
Quoting Rent (p.a.) excl.	£130,000
Service Charge	£18,321
Estimated Rates Payable (p.a.)	£50,505
Estimated Occupancy Cost excl. (p.a.)	£198,826

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.

FLOOR PLAN



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

B Rating

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

Not to scale.

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 2025

CONTACT US

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