

RIB

ROBERT IRVING BURNS

# 91 GREAT TITCHFIELD STREET

**FITZROVIA W1**

Second to forth floors available in attractive building, providing excellent levels of natural light.

Forth Floor benefiting from fantastic rear terrace with views overlooking Fitzrovia.

2025

(01)



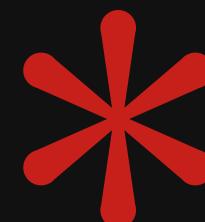
Set across the 2nd, 3rd, and 4th floors of a well-presented building in the heart of Fitzrovia, this modern office space offers a bright and contemporary working environment. Each floor benefits from new flooring, excellent natural light, and private WCs, providing a comfortable and functional setting for businesses.

The top floor enjoys the added advantage of a small roof terrace, offering a rare outdoor breakout space. Secure access is ensured with a coded entry system and CCTV, while the smart and modern common areas further enhance the professional feel of the building.

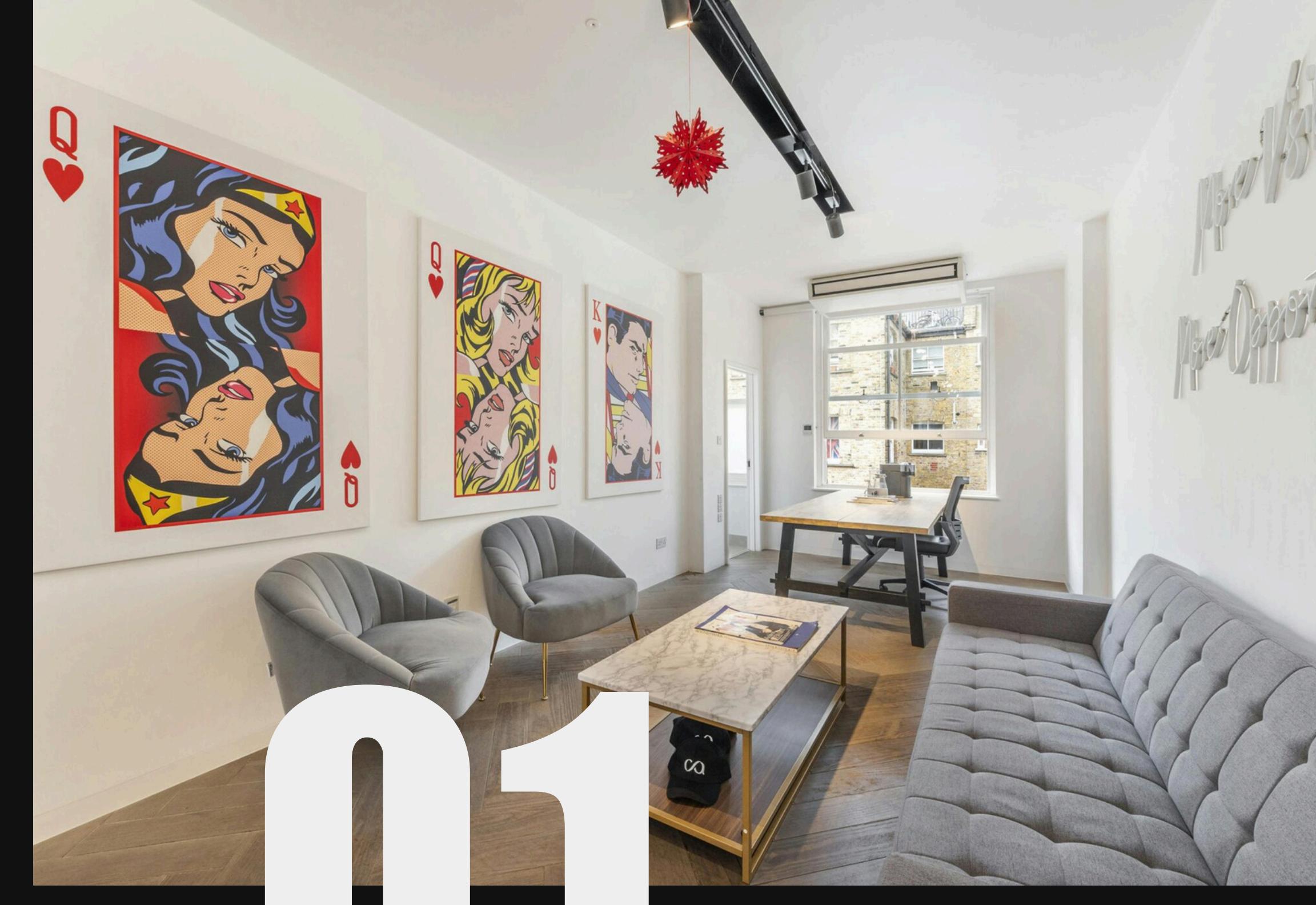
Located in one of London's most sought-after creative hubs, this office space is ideal for businesses looking for a well-connected and stylish workspace.

The first floor will also become available in October, offering the potential to expand in the future. There is scope to structure an agreement to take this on later

# TO LET



**creative &  
innovative**



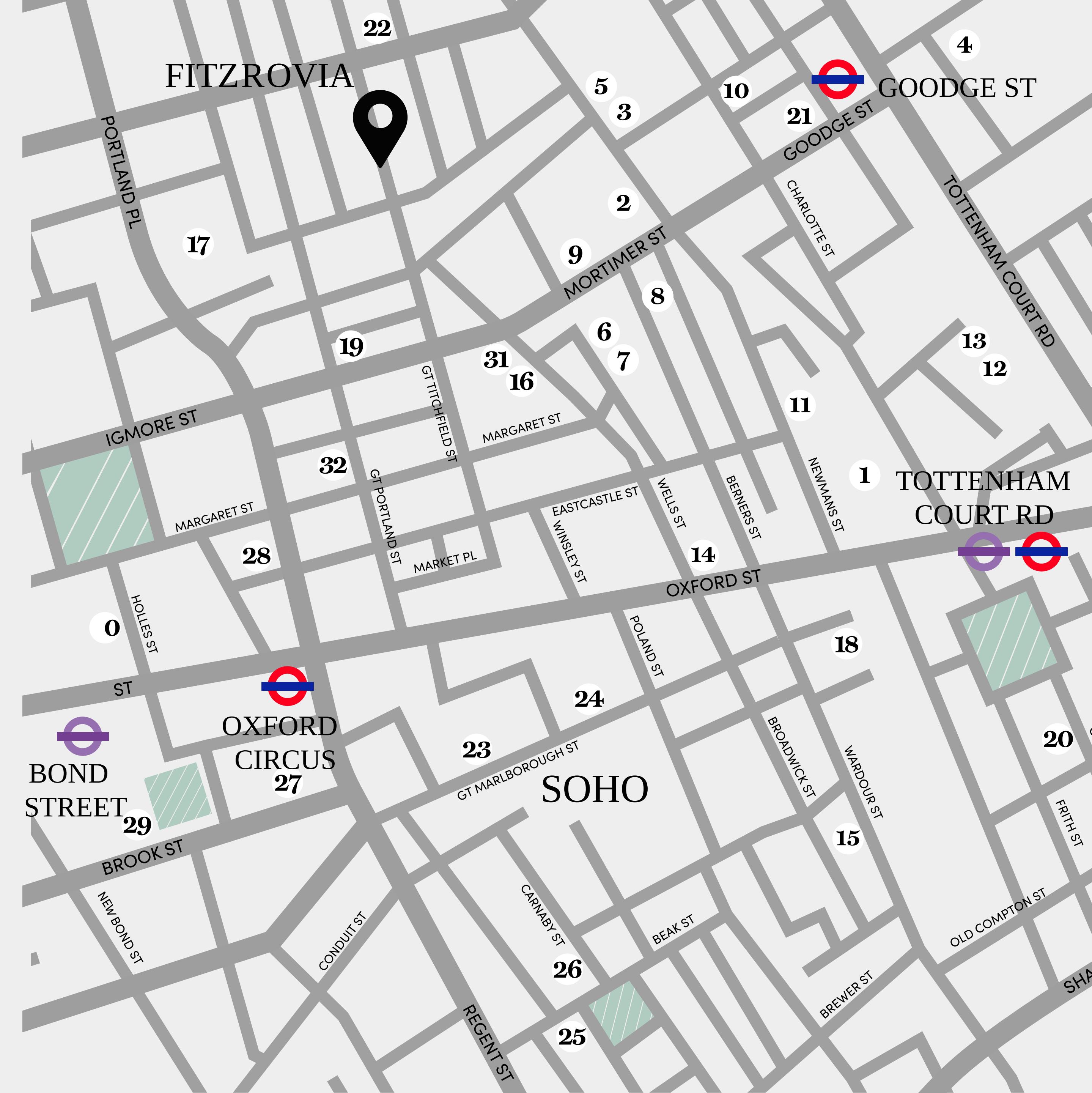
# SPECIFICATIONS

- \* Furniture Packages Available
- \* Contemporary Style
- \* Wood Flooring
- \* Feature Spotlights
- \* Fitted Kitchenettes
- \* Great Natural Light
- \* Envious Fitzrovia Location
- \* Demised WC
- \* Fitted Storage Units
- \* Attractive Building



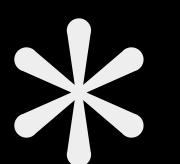
# LOCATION

- Facebook
- Estée Lauder
- Take-two Interactive
- G Research
- Make Architects
- Adyen
- Motorway.co.uk
- Netflix
- Bakkavor
- Revcap
- Buro Happold
- Freuds
- Fremantle
- Gamesys
- Technicolour
- New Look
- BBC
- Coal London
- Next 15
- GC Advertising
- Wingfield PR
- British Olympic Association
- Diago
- Sony
- Roxor
- M+C Saatchi
- Apple
- Savills
- KKR
- Reiss
- Brown Forman
- David Beckham Ventures & Authentic London

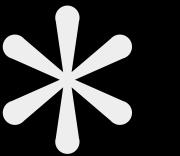


| Floor                           | 2nd | 3rd | 4th | (05)     |
|---------------------------------|-----|-----|-----|----------|
| Size(sq.ft.)                    | 506 | 517 | 506 |          |
| Total                           |     |     |     |          |
| Size(sq.ft.)                    |     |     |     | 1,529    |
| Quoting Rent (p.a.)             |     |     |     | £84,000  |
| Estimated rates payable (p.a.)  |     |     |     | £28,382  |
| Service Charge                  |     |     |     | £3,600   |
| Estimated Occupancy Cost (p.a.) |     |     |     | £115,982 |

# FINANCIALS



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.



Please note 1st floor also coming available.

## **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.

## **FLOOR PLANS**

Available on request.

## **VAT**

TBC

## **EPC**

D 100

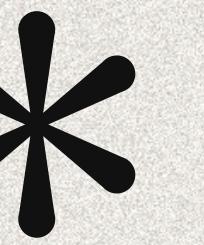
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Misrepresentation Act 1967.

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 2025

# **CONTACT US**



**Freddie Brett**

0207 927 6575

[Freddie@rib.co.uk](mailto:Freddie@rib.co.uk)

**Jim Clarke**

020 7927 0631

[Jim@rib.co.uk](mailto:Jim@rib.co.uk)

**Matthew Mullan**

0207 927 0622

[Matthewm@rib.co.uk](mailto:Matthewm@rib.co.uk)

**Thomas D'arcy**

020 7927 0648

[Thomas@rib.co.uk](mailto:Thomas@rib.co.uk)