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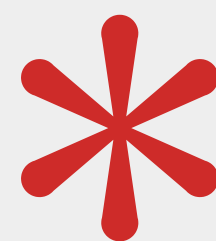
ROBERT IRVING BURNS

91 GREAT TITCHFIELD STREET

FITZROVIA W1

Third & Forth Floor available in attractive building, providing excellent levels of natural light, benefiting from fantastic rear terrace (4th Floor) with views overlooking Fitzrovia.

2025



(01)



Situated on the 3rd & 4th floors of this well-presented building in the heart of Fitzrovia, this modern office space offers a bright, contemporary working environment ideal for creative and professional teams. The floor benefits from excellent natural light, new flooring and a private WC. The space provides a comfortable and functional setting for day-to-day operations.

A standout feature of this space is the private roof terrace (4th floor), offering a rare and valuable outdoor breakout area—perfect for informal meetings or moments of relaxation. Positioned in one of London's most desirable creative districts, this 4th-floor office is perfect for businesses seeking a stylish, well-connected workspace.

TO LET * 01

**creative &
innovative**



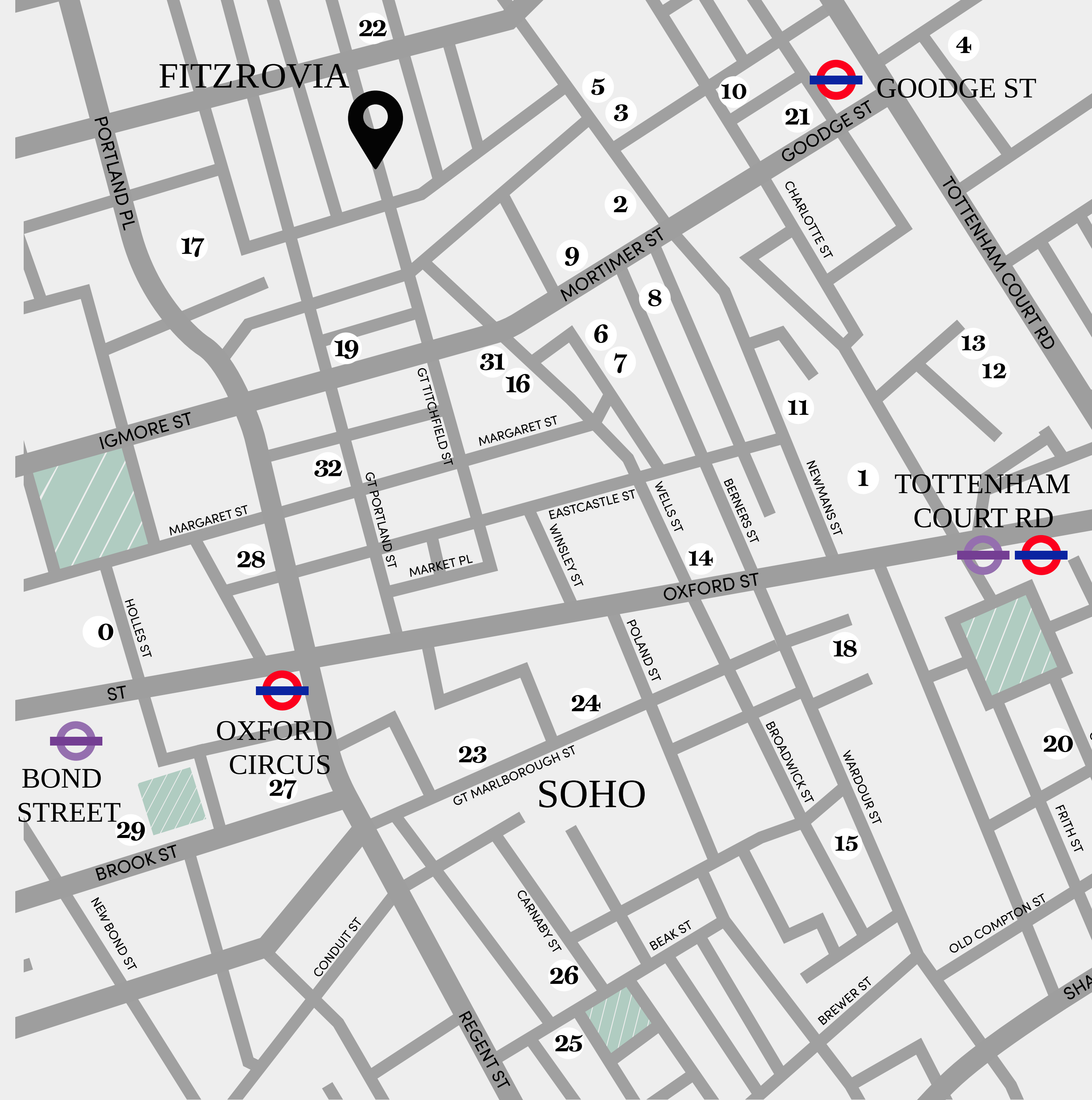
SPECIFICATIONS

- * Furniture Packages Available
- * Contemporary Style
- * Wood Flooring
- * Feature Spotlights
- * Fitted Kitchenettes
- * Great Natural Light
- * Enviably 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	LGF	GF	1st	2nd	3rd	4th	(05)
Size(sq.ft.)	1,141	897	490	506	517	506	

3rd Floor

Size(sq.ft.)	517
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Quoting Rent (p.a.)	£28,404
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Estimated rates payable (p.a.)	£9,386
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Service Charge	£1,551
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Estimated Occupancy Cost (p.a.)	£39,341
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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.

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

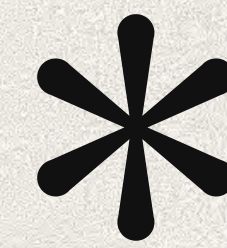
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RIB

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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. January 2026



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