



# 2-3 SCALA STREET

London W1T 2HN

## To Let

Prime Self-Contained  
Fitzrovia Building

Suitable for HQ (Medical, Offices etc.)

RIB

ROBERT IRVING BURNS



# DESCRIPTION

The property is located on the north side of Scala Street, close to the junction with Whitfield Street, and within easy walking distance of Tottenham Court Road, Goodge Street and Warren Street underground stations (Northern, Victoria and Central lines).

This self-contained building is arranged over lower ground to 3rd floors, providing bright open-plan space throughout. To the rear, there is a small private patio area.

The accommodation has been refurbished to a modern standard and benefits from excellent natural light, wooden-style flooring (in part), an entry phone system, and comfort cooling (not tested).

# AMENITIES

- Prime Location
- Excellent Transport
- Self-Contained
- Open-Plan
- Modern Refurbishment
- Natural Light
- Wooden Flooring
- Comfort Cooling (Not Tested)
- Entry System
- Private Patio
- Bike Storage
- Showers





# LOCATION

## WINE & DINE

1. The Carpenter's Arms
2. Noize
3. ROKA
4. Pied à Terre
5. Marquis of Granby
6. Arros QD
7. Berners Tavern
8. Carousel
9. Fitzroy Tavern
10. Hakkasan
11. Lisobeta
12. Officina OO
13. Salt Yard
14. Six by Nico
15. Mr Fogg's House of Botanicals
16. The Newman Arms
17. The Queen Charlotte
18. Reverend JW Simpson
19. Vagabond
20. Gaucho - Charlotte Street
21. Riding House Fitzrovia
22. Naron Fitzrovia
23. KIN Café
24. Ibérica Marylebone
25. Lore of the Land

## RETAIL

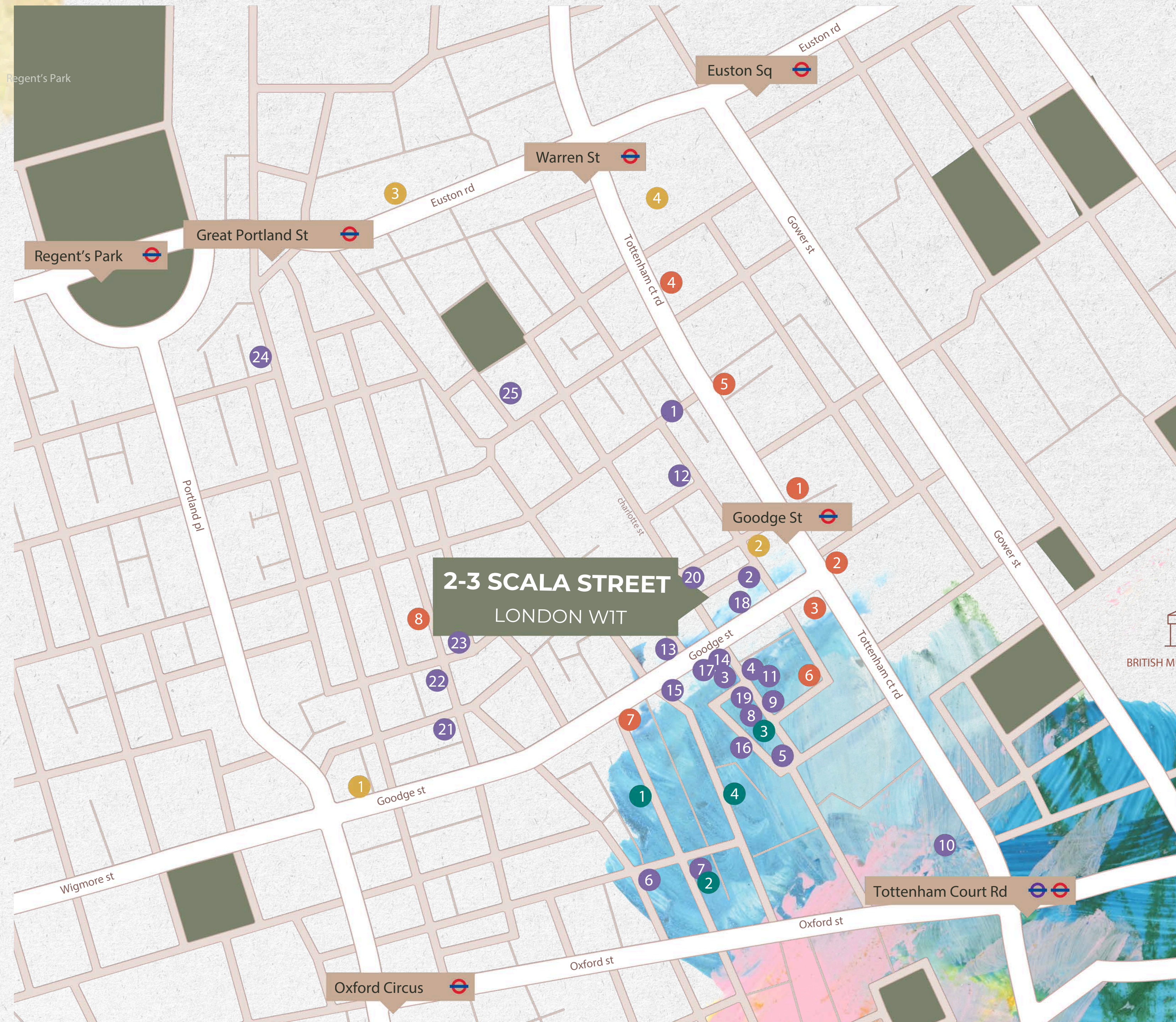
1. Heal's
2. West Elm
3. Oliver Bonas
4. BoConcept
5. Calligaris
6. Lewis Leathers
7. Genus Fashion
8. Ten Boutique

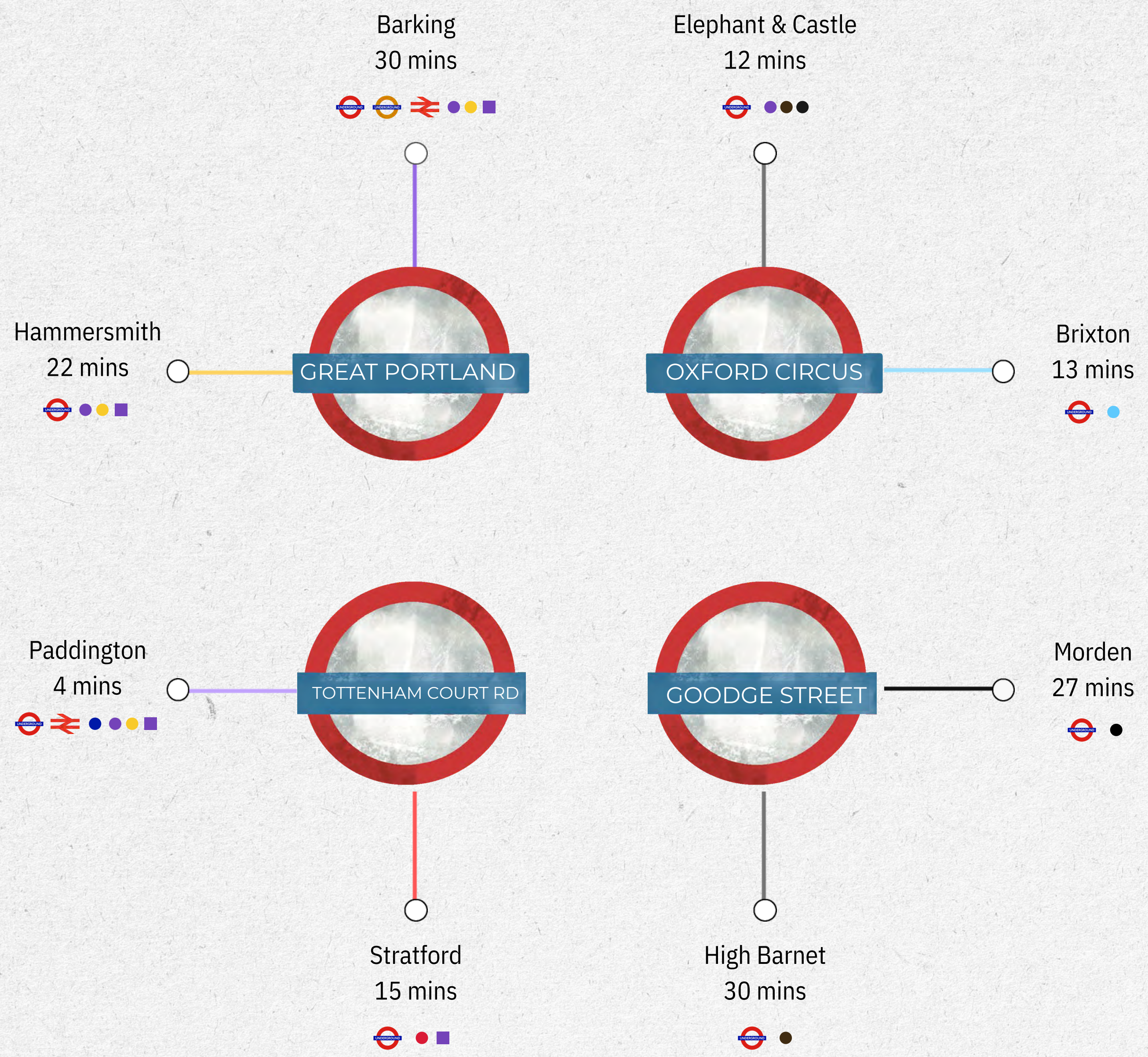
## GYMS & FITNESS STUDIOS

1. Psycle
2. FLOW LDN
3. Euston Wall Climbing Centre
4. Pure Gym

## HOTELS

1. Sanderson
2. The London Edition
3. Charlotte Street Hotel
4. The Mandrake





# STAY CONNECTED

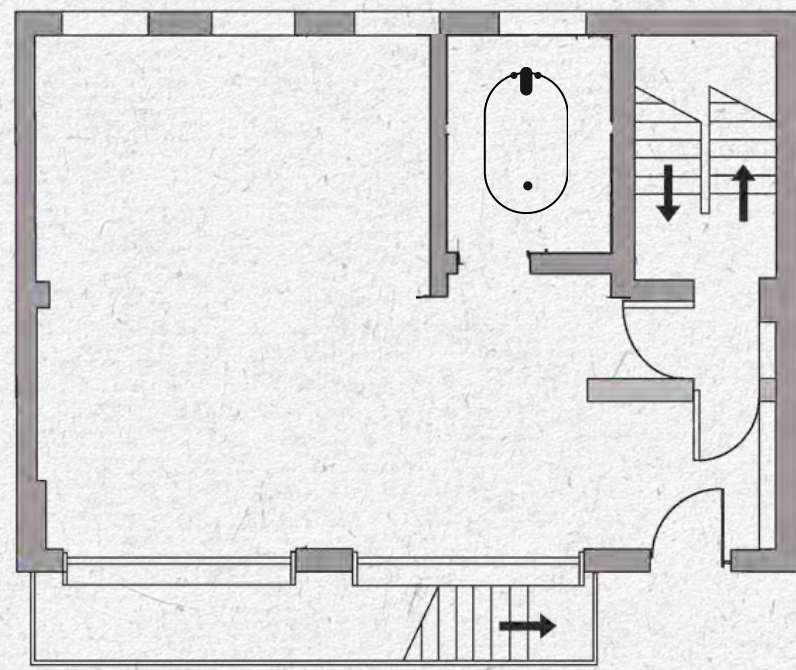
Scala Street is positioned in one of Central London's most well-connected locations. The property benefits from exceptional connectivity, providing swift access to a number of key destinations across the capital.

# FINANCIALS

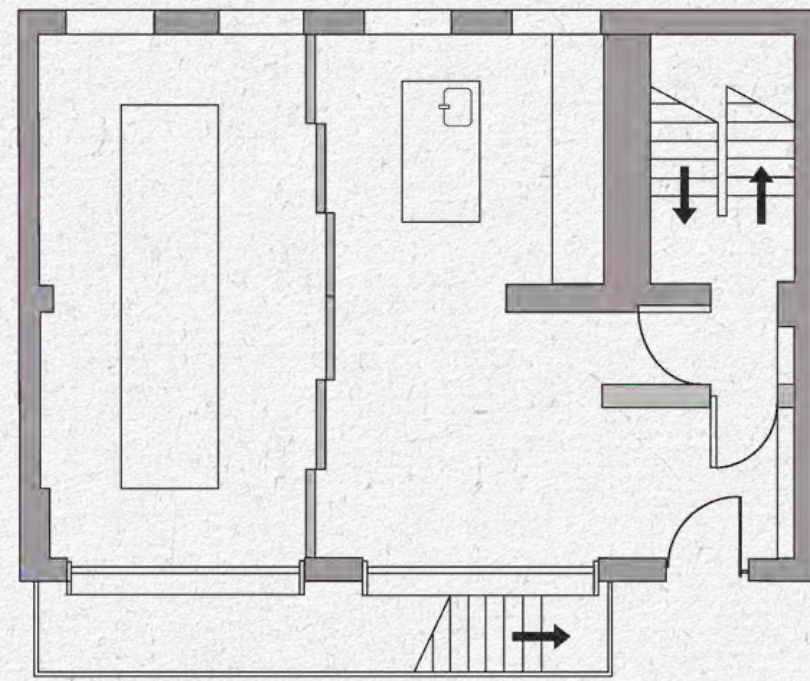
<b>Size (sq.ft.)</b>	3,150
<b>Quoting Rent (p.a.) excl.</b>	£165,000
<b>Service Charge</b>	None
<b>Estimated Rates Payable (p.a.)</b>	£60,480
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£225,480</b>

# ACCOMMODATION

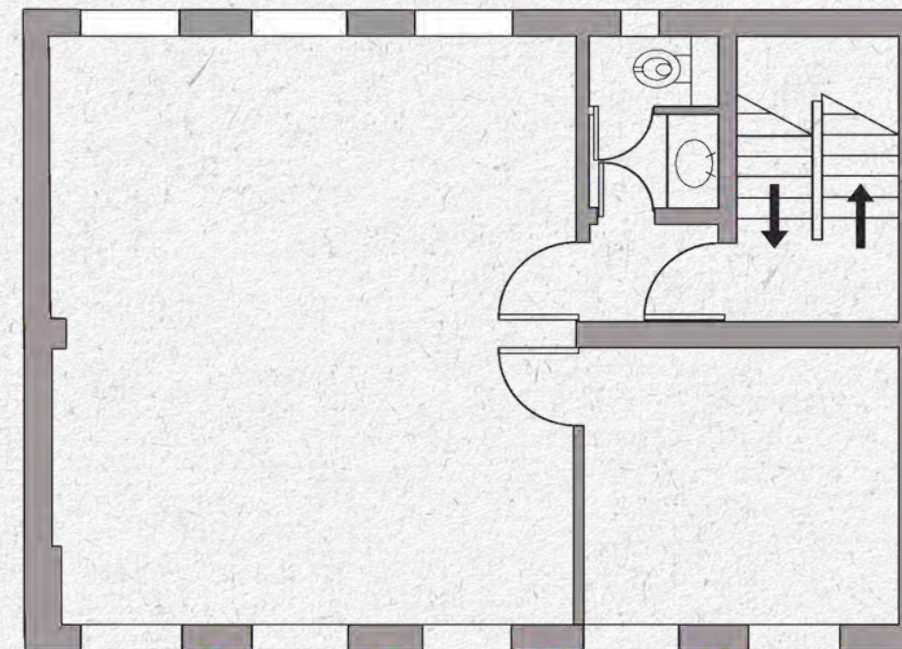
\*Please note floor plans are not to scale and are for indicative purposes.



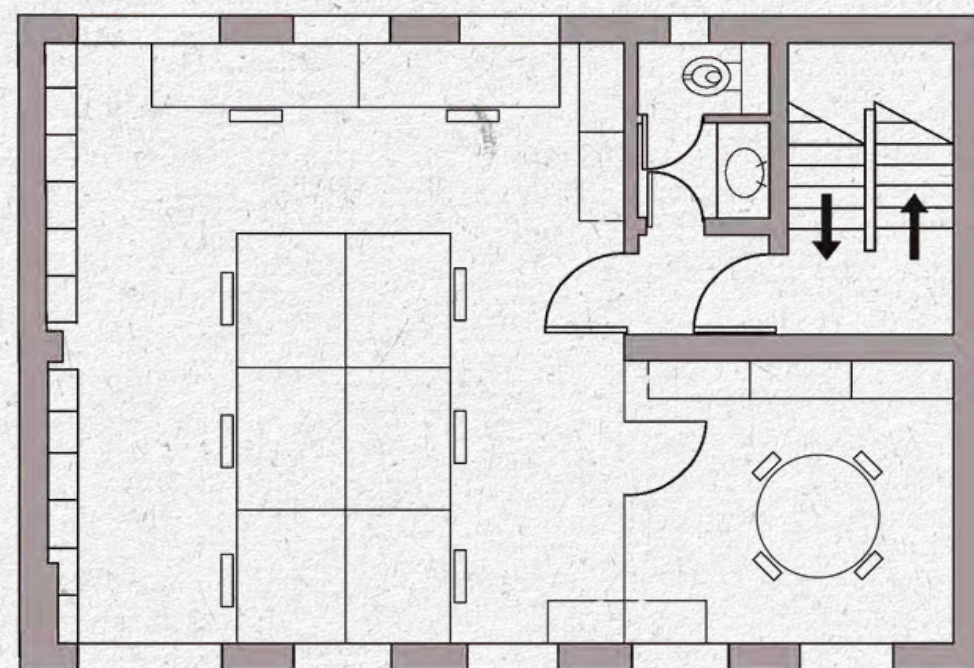
Lower Ground Floor - 662 SQ FT



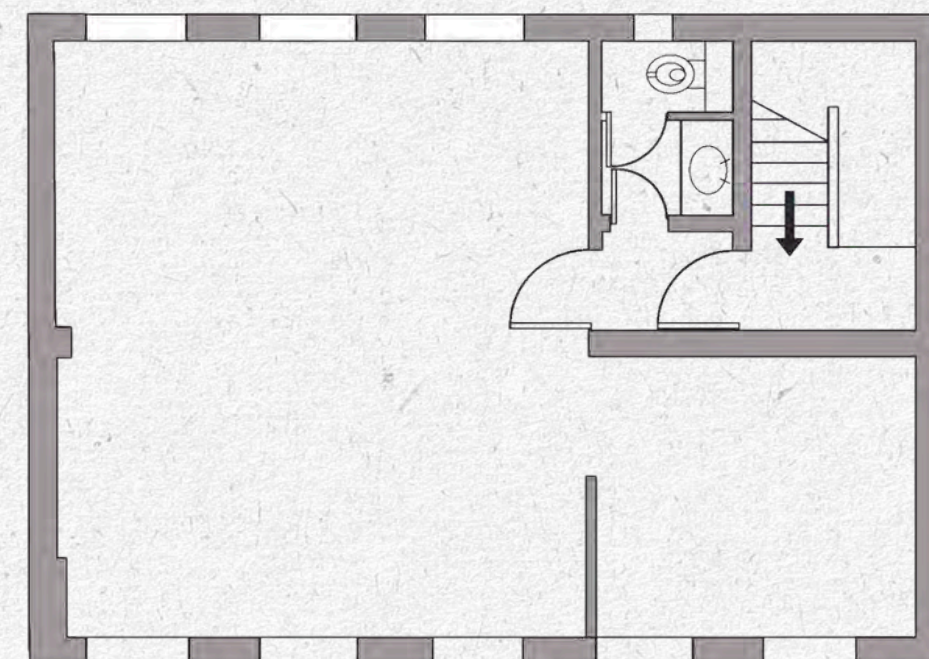
Ground Floor - 585 SQ FT



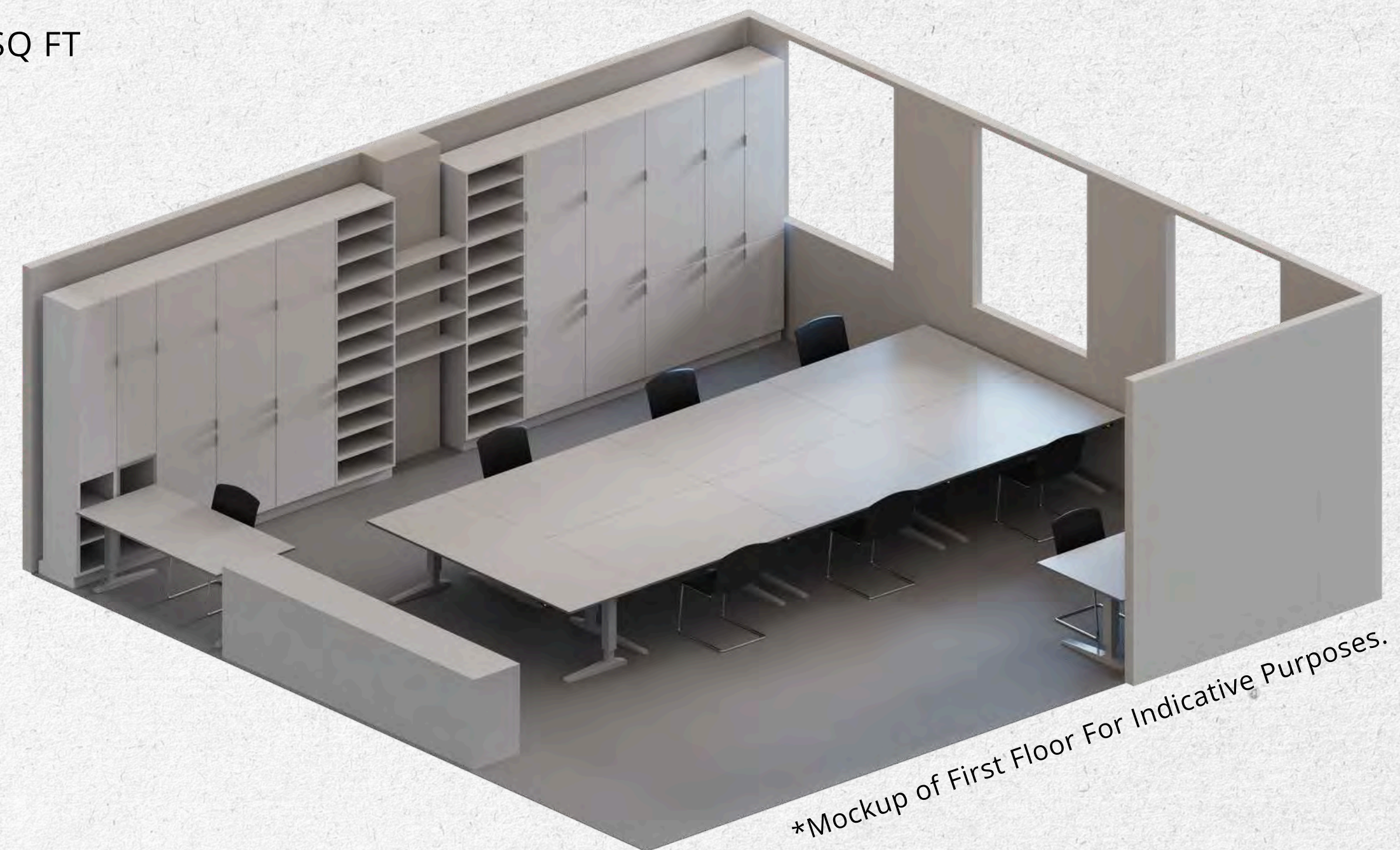
First Floor - 650 SQ FT



Second Floor - 650 SQ FT



Third Floor - 603 SQ FT



\*Mockup of First Floor For Indicative Purposes.

# CONTACT US

## Lease

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## Possession

Upon completion of legal formalities.

## Legal Cost

Each party is to be responsible for their own legal costs.

## EPC

45 B

## VAT

TBC

## Floor plans

Scaled Floor Plans 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. February 2026

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