

• BOLSOVER HOUSE •

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CLIPSTONE STREET
LONDON W1W 6BB

RIB

ROBERT IRVING BURNS

TO LET

EXCELLENT 2ND FLOOR OFFICE PREMISES

Suitable for Class E
(Offices, Medical, Leisure etc.)

SECOND FLOOR
1,469 SQ. FT.



DESCRIPTION

The available accommodation comprises the entire second floor of this attractive Art Deco building, accessed via an automatic passenger lift or a bright, wide stairwell.

The premises provide bright, predominantly open-plan accommodation with excellent natural light, complemented by timber laminate flooring, LED lighting and air conditioning (not tested).

The space further benefits from three Crittall-style partitioned meeting rooms, a fitted kitchen and two WCs, providing a well-balanced and functional working environment.

FINACIALS

FLOOR	SECOND FLOOR
TOTAL (SQ.FT.)	1,469
QUOTING RENT (P.A.)	£110,175
ESTIMATED RATES PAYABLE (P.A.)	£38,880
SERVICE CHARGE	£11,752
ESTIMATED OCCUPANCY COST (P.A.)	£160,807

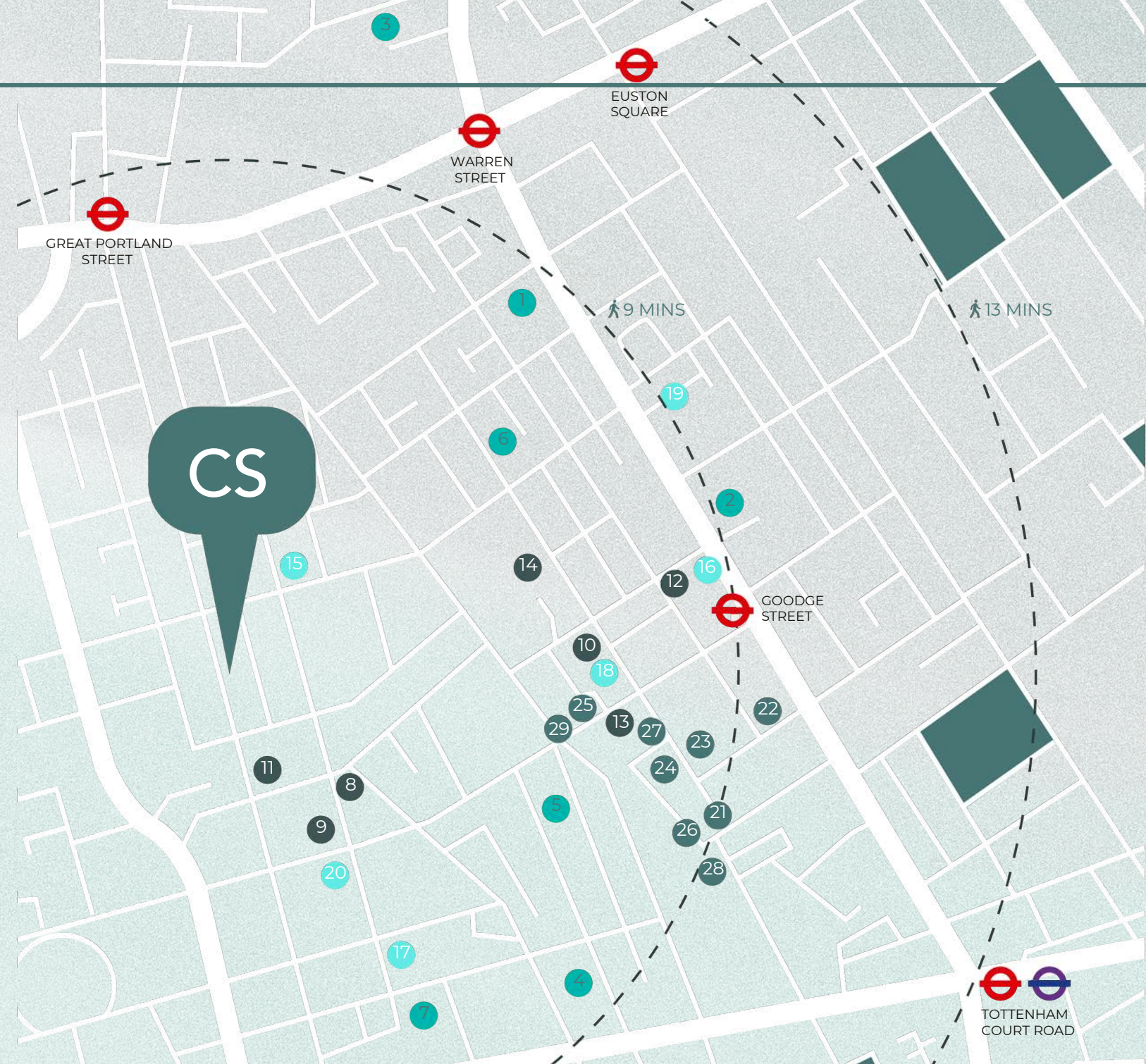
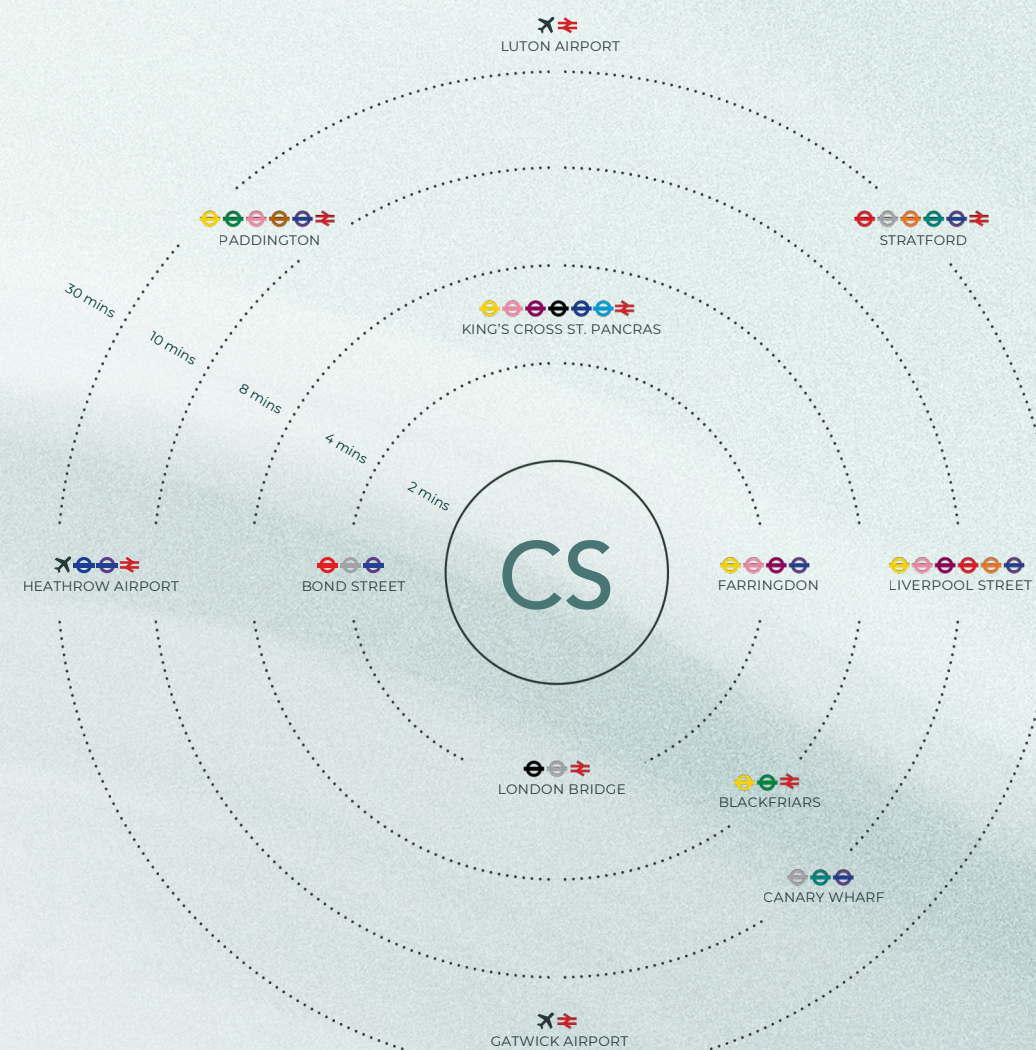
AMENITIES

- Entire second floor
- Attractive Art Deco building
- Automatic passenger lift
- Bright, wide stairwell
- Excellent natural light
- Predominantly open-plan accommodation
- Timber laminate flooring
- LED lighting
- Air conditioning (not tested)
- Three Crittall-style partitioned meeting rooms
- Fitted kitchen
- Two WCs



LOCATION

The property is located on the south side of Clipstone Street, at the intersection with Bolsover Street in the heart of Fitzrovia Transport links are excellent with the property a short walk from Oxford Circus (Victoria Bakerloo) Regents Park (Bakerloo) & Great Portland St (Metropolitan, Hammersmith & City & Circle Line) Underground Stations.



LOCAL OCCUPIERS

1. Michael Kors
2. The Mission Group
3. Meta
4. Gamesys
5. Netflix
6. Arup
7. Kraken

LEISURE & AMENITIES

8. Kaffeine
9. HT Harris Delicatessen
10. Shoop Shook
11. Clutch
12. The Penny Drop
13. Fabrique
14. Envie Skin Drinks

HEALTH & FITNESS

15. Rumble
16. Flow LDN
17. Rowbots
18. Club Q
19. Fitness First
20. FS8

FOOD & BEVERAGE

21. Mowgli
22. The Royal Cocktail Exchange
23. Boca a Boca
24. Vagabond
25. Salt Yard
26. Marquis of Granby
27. Roka
28. Lucy Wong
29. 64 Goodge Street

FURTHER INFORMATION

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.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

64C

VAT

The building is elected for VAT.

FLOOR PLANS

Available on request.

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 2026.

CONTACT US

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