

29 - 30 Fitzroy Square

LONDON NW1

Self-Contained Grade II Listed Building
on the Famous Fitzroy Square

7,589 sq.ft.
NIA

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

9,806 sq.ft.
GIA

TO MID REFURBISHMENT

RIB

ROBERT IRVING BURNS

29-30 FITZROY SQUARE



DESCRIPTION

Elegant Grade II Listed Building on Fitzroy Square

Built in 1835, this impressive Grade II listed Victorian building sits in the heart of Fitzroy Square—central London's only Georgian square. Once known as Fitzroy Town, the area gave rise to the name "Fitzrovia."

Fitzroy Square was developed in the late 18th century as a prestigious residential project. The eastern and southern sides, designed by renowned architect Robert Adam, were completed in 1798 using Portland stone from Dorset.

Set across Lower Ground to Third Floor, the property offers 7,589 sq. ft. of space. Previously home to a high-end accountancy firm, it retains rich period character and suits a variety of Class E uses—office, medical, or leisure.

The property is currently undergoing a comprehensive state of the art refurbishment with details presently being finalised. The landlord will entertain working with an incoming tenant to achieve their targeted fit out.



FLOOR BREAKDOWN

MEASURED SURVEY AVAILABLE UPON REQUEST
NIA Figures Below

Floor	Sq. M.	Sq. Ft.
Lower Ground	173	1,864
Ground	167.8	1,807
First Floor	155.8	1,677
Second Floor	111.6	1,202
Third Floor	96.3	1,039
Total:	704.8	7,589



FLOOR PLANS (EXISTING)

MEASURED SURVEY AVAILABLE UPON REQUEST



Lower Ground Floor Plan



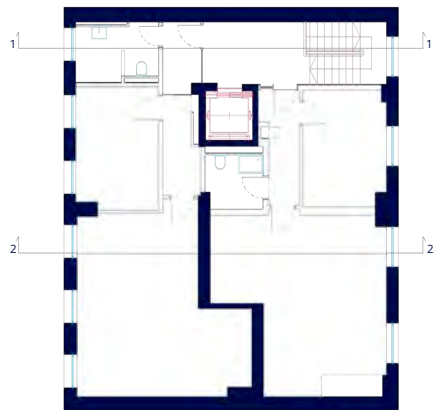
Ground Floor Plan



First Floor Plan



Second Floor Plan

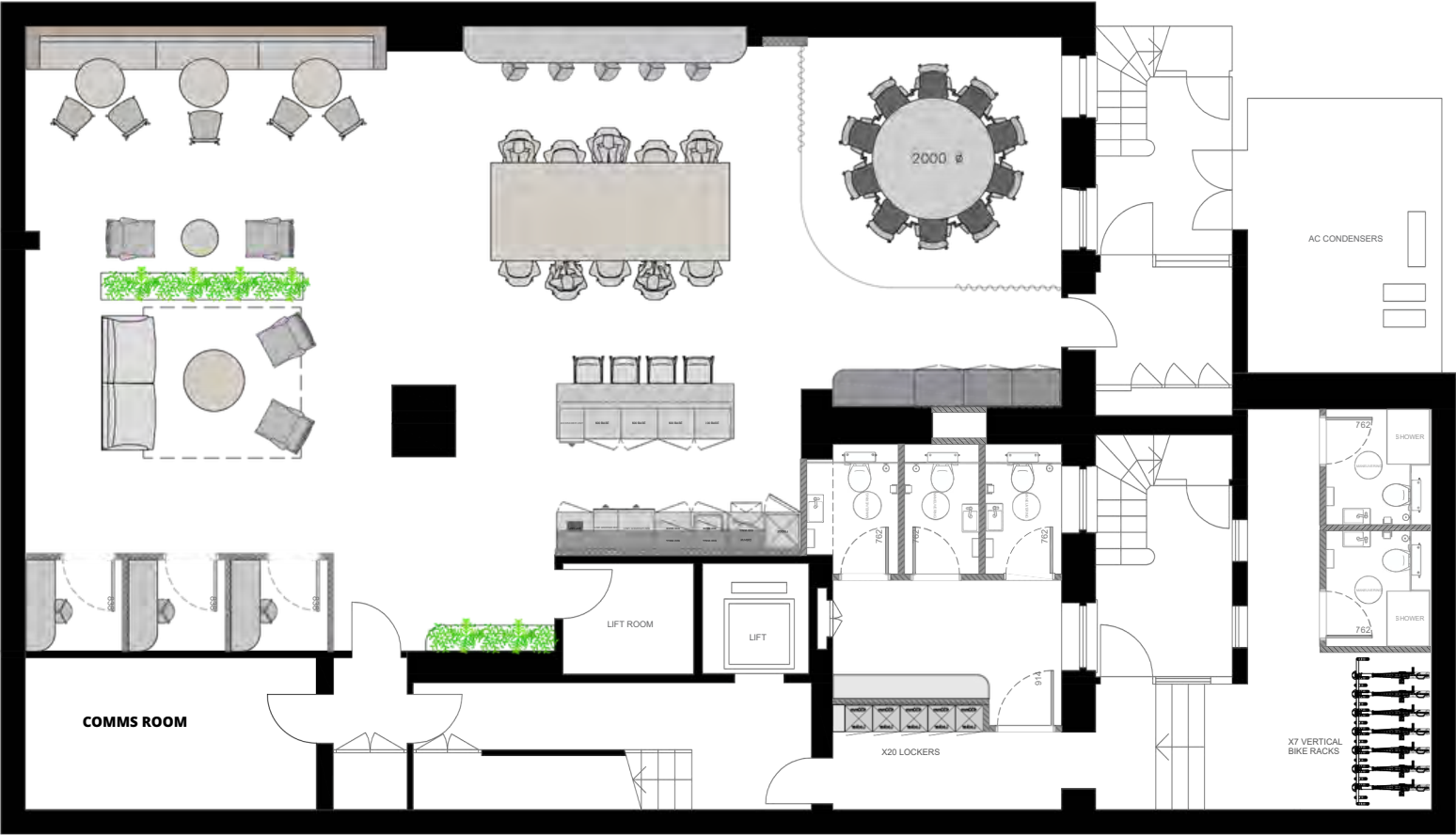


Third Floor Plan



SPACE PLAN | FULLY FITTED PLAN

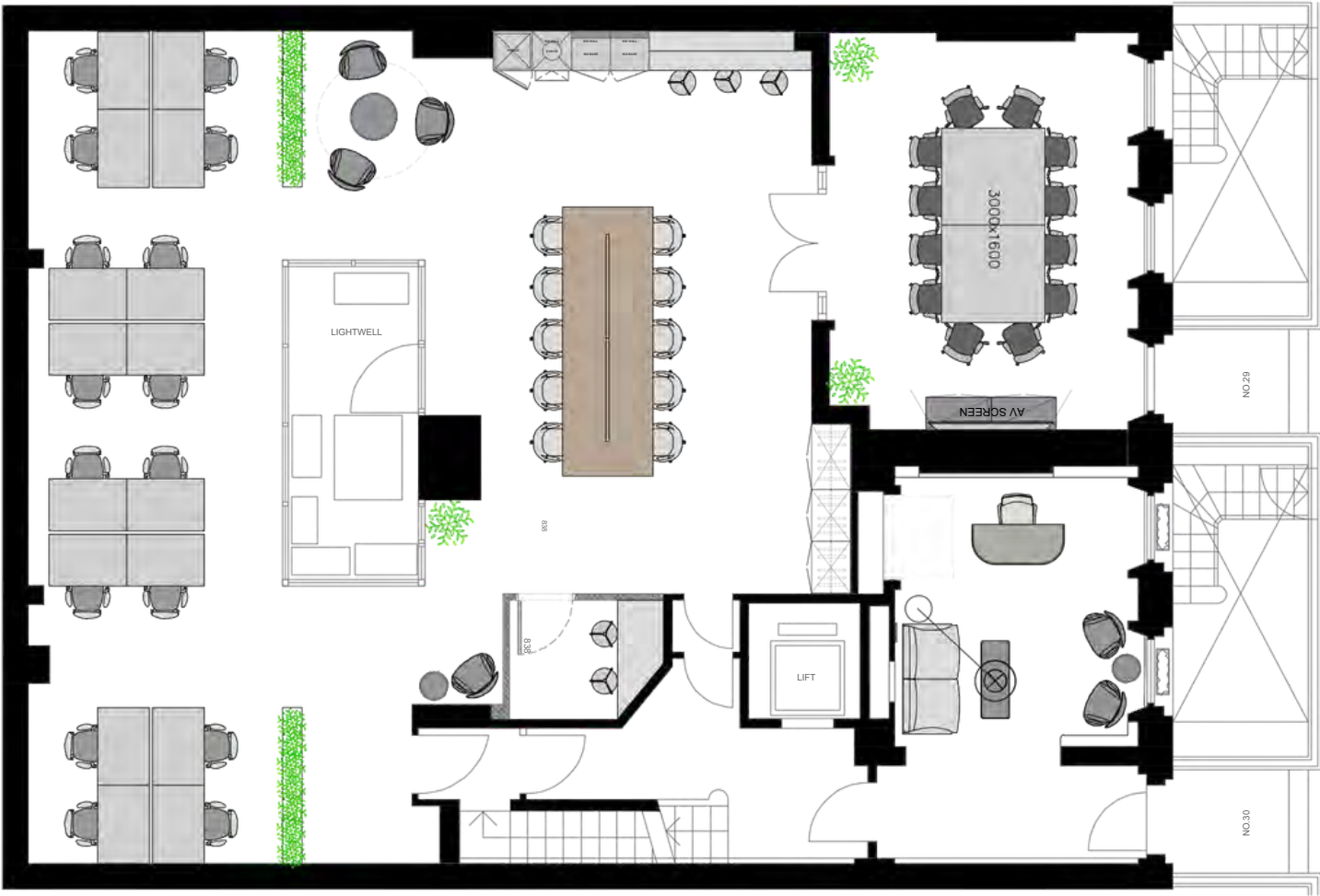
Lower Ground Floor
Indicative Layout



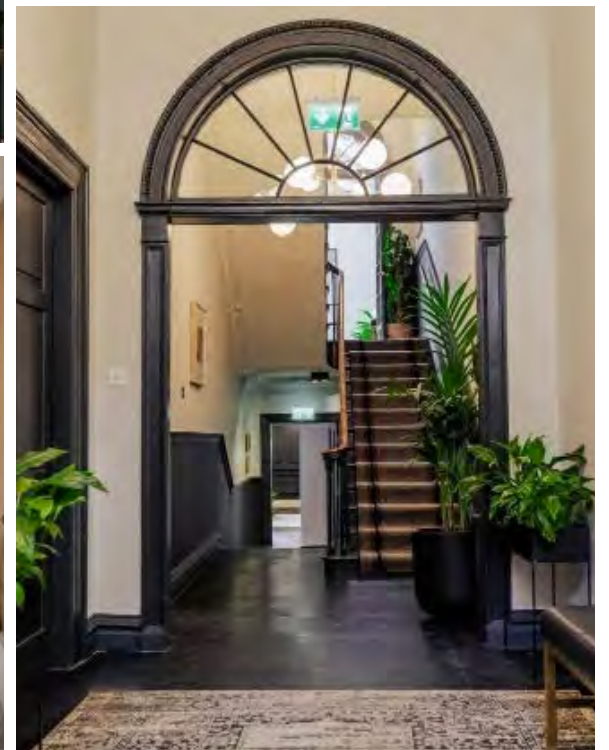
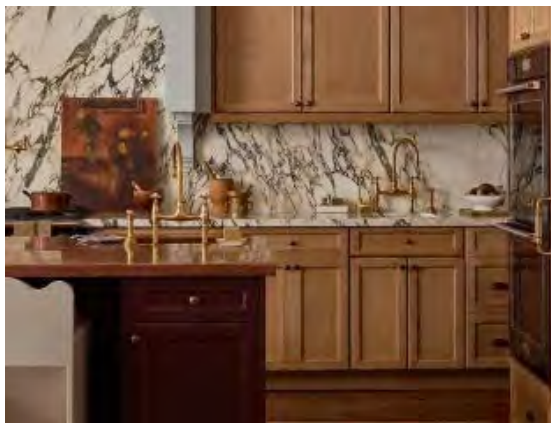
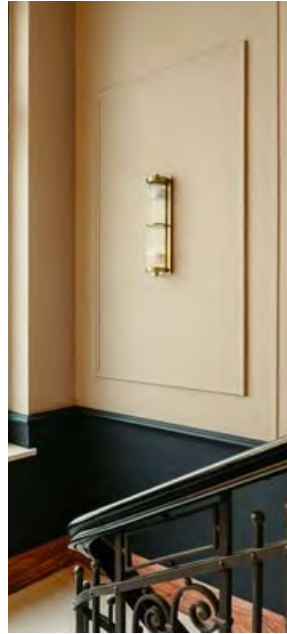
SPACE PLAN | FULLY FITTED PLAN

Ground Floor
Indicative Layout

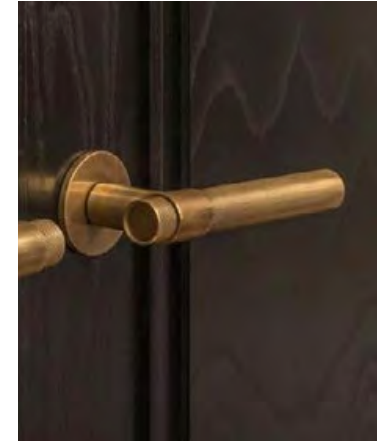
SPACE PLANS AVAILABLE FOR EACH FLOOR



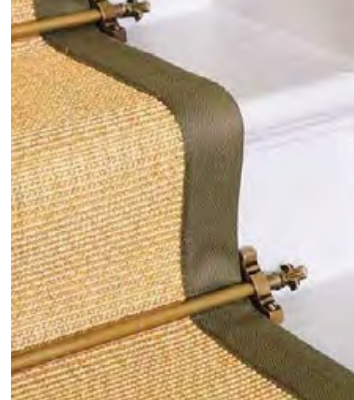
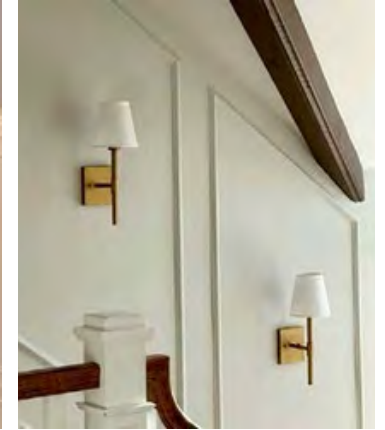
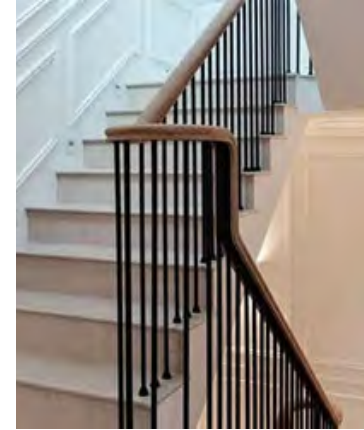
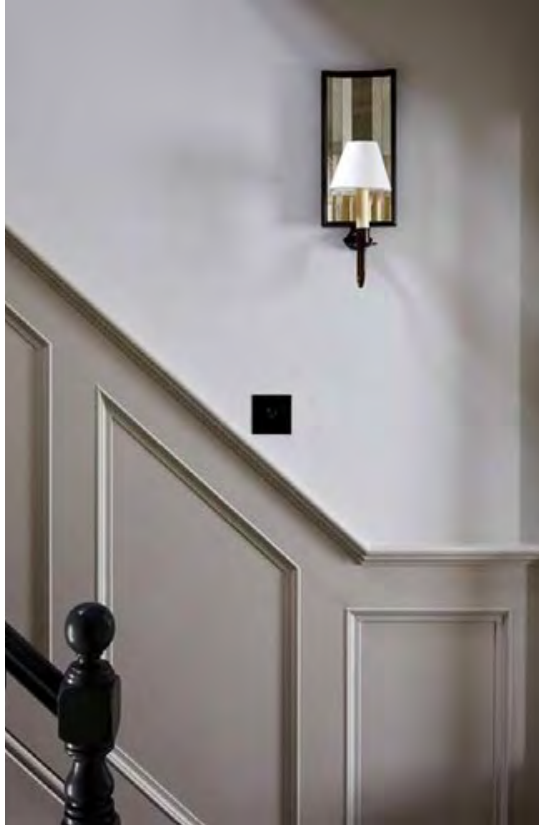
DESIGN CONCEPT

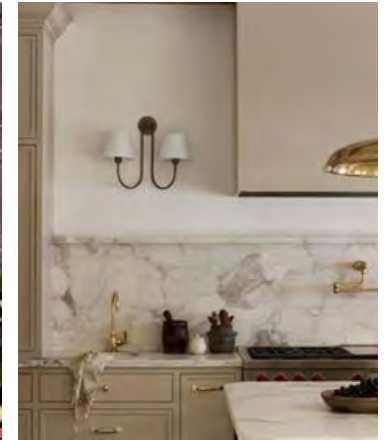


DESIGN CONCEPT | ARCHITECTURAL DETAILS

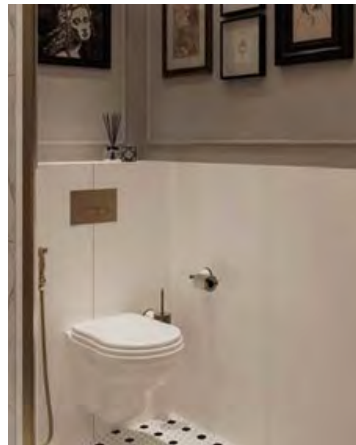
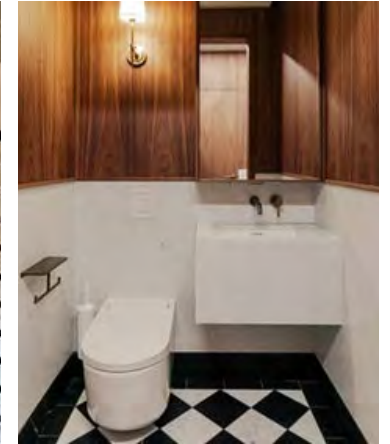


DESIGN CONCEPT | STAIRCASE & LOBBIES

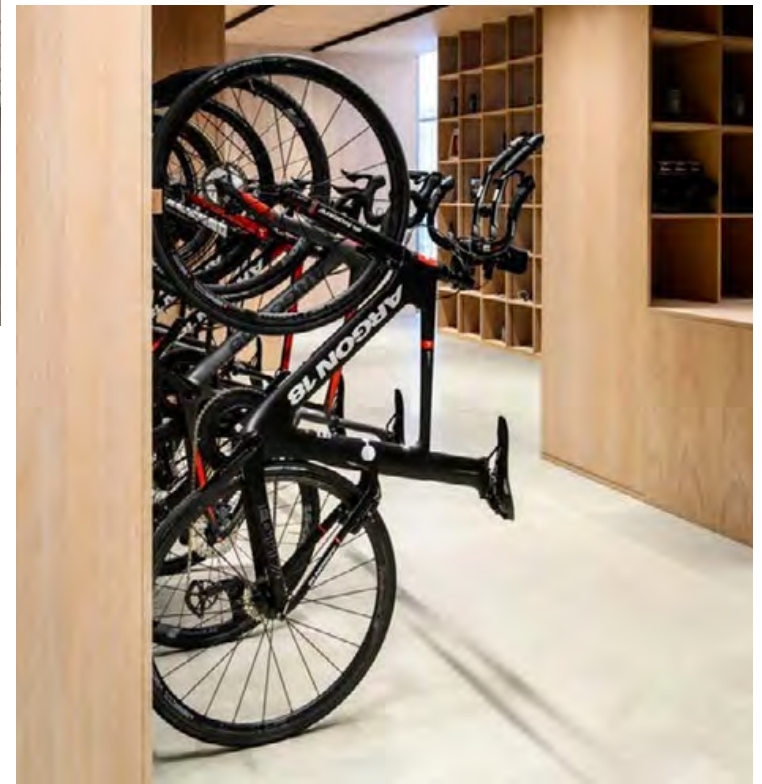
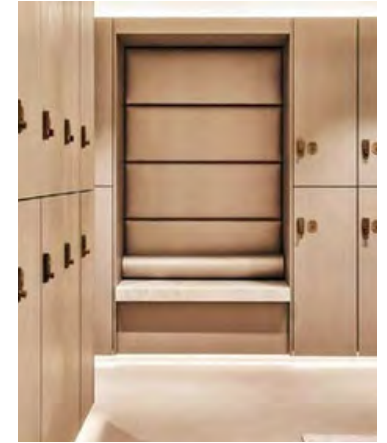




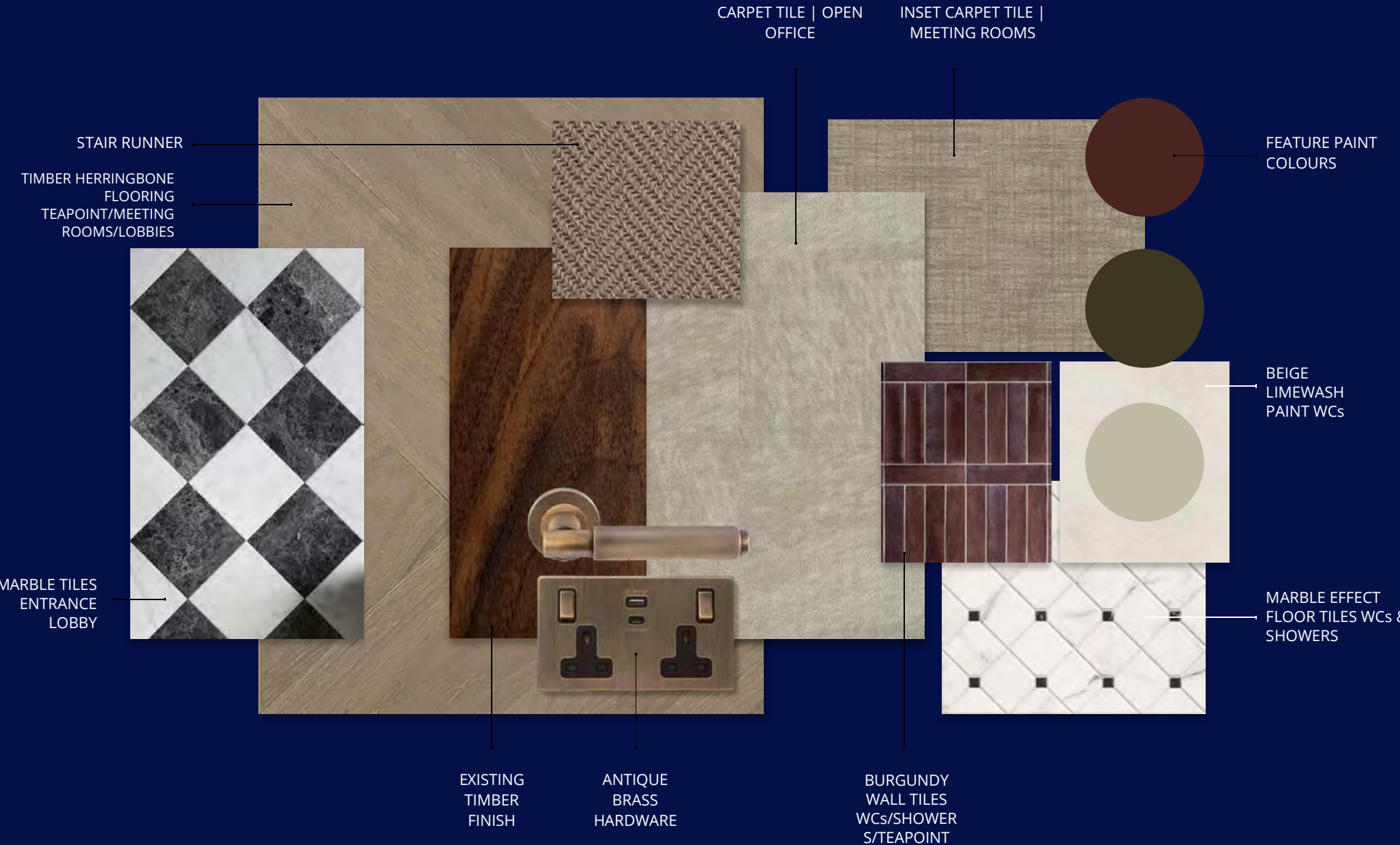
DESIGN CONCEPT | WCs & SHOWERS



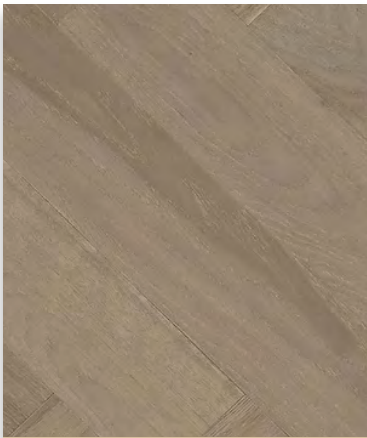
DESIGN CONCEPT | END OF TRIP



FINISHES | MATERIALS PALETTE



FINISHES | FLOORING



FF-01 ENGINEERED
TIMBER (STAIR LOBBIES)



FF-02 ENTRANCE MAT



FF-03 GENERAL CARPET
(OPEN PLAN)



FF-04 INSET CARPET
(MEETING ROOMS)



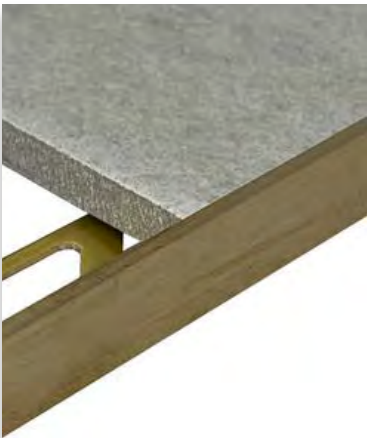
FF-05 HERRINGBONE CARPET
(STAIR RUNNER)



FF-06 MARBLE TILE
(RECEPTION AREA)



FF-07 MARBLE EFFECT TILE
(WCs & SHOWERS)



ANTIQUE BRASS
TRANSITION STRIP



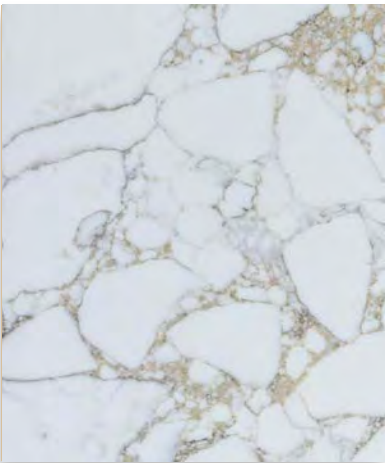
FINISHES | TEAPOINT



TP-01 CABINETS
OPTION 1



TP-01 CABINETS
OPTION 2



TP-02 WORKTOP/SPLASHBACK
OPTION 1



TP-02 WORKTOP/SPLASHBACK
OPTION 2



TP-03 SPLASHBACK
TILE OPTION 1



TP-03 SPLASHBACK
TILE OPTION 2



TP-04 TAP - ANTIQUE BRASS



TP-05 HANDLE - ANTIQUE BRASS



CGIs | ENTRANCE LOBBY

29-30 FITZROY SQUARE



CGIs | MEETING ROOM



29-30 FITZROY SQUARE



CGIs | RECEPTION



29-30 FITZROY SQUARE



CGISCGIS | TYPICAL FLOOR CAT A+



29-30 FITZROY SQUARE





LOCATION

LOCATED IN CENTRAL LONDON

Situated within the distinguished Fitzroy Square, 29-30 Fitzroy Square occupies a prominent position on the corner with Grafton Way. Fitzroy Square is renowned for its Georgian architecture and historical significance, having been home to notable figures such as George Bernard Shaw and Virginia Woolf.

The property benefits from close proximity to Charlotte Street and Tottenham Court Road, both offering a vibrant array of restaurants, cafés, and shops. Excellent transport links are available nearby, with Warren Street, Great Portland Street, and Goodge Street underground stations all within easy walking distance, providing convenient access across Central London.

29-30 FITZROY SQUARE



THE NEIGHBOURHOOD

- | | |
|------------------------------|--------------------|
| 1. PERELLA WEINBERG PARTNERS | 27. BAKKAVOR GROUP |
| 2. BOSTON CONSULTING GROUP | 28. FREUDS |
| 3. ESTÉE LAUDER COMPANIES | 29. GOOGLE |
| 4. TED BAKER | 30. NBC UNIVERSAL |
| 5. NETFLIX | 31. G RESEARCH |
| 6. META | 32. FUJITSU |
| 7. FREMANTLE | 33. META |
| 8. CLINTONS | 34. SANTANDER |
| 9. MARLIN EQUITY PARTNERS | 35. DENTSU |
| 10. UNITED TALENT AGENCY | 36. UCLH |
| 11. SKYSCANNER | 37. EONE |
| 12. G-RESEARCH | 38. WELLCOME TRUST |
| 13. GARDINER & THEOBALD | 39. BENEVOLENT AI |
| 14. APOLLO MANAGEMENT | 40. UCL |
| 15. ARUP | 41. SOAS |
| 16. GAMESYS GROUP | 42. BIRKBECK |
| 17. LIONSGATE FILMS | 43. BRITISH MUSEUM |
| 18. SYNOVA | 44. BBC |
| 19. REVCAP | 45. RIBA |
| 20. TAKE TWO | 46. KING |
| 21. ATOMICO | |
| 22. PINEBRIDGE INVESTMENTS | |
| 23. WILLIAM MORRIS ENDEAVOR | |
| ENTERTAINMENT | |
| 24. GSK | |
| 25. NEXT 15 GROUP | |
| 26. MAKE ARCHITECTS | |



FURTHER INFORMATION

RENT

POA

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

Available from January 2027. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.



CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

Henry Bacon

020 7927 0646

Henry@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk



ROBERT IRVING BURNS

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.