

RIB

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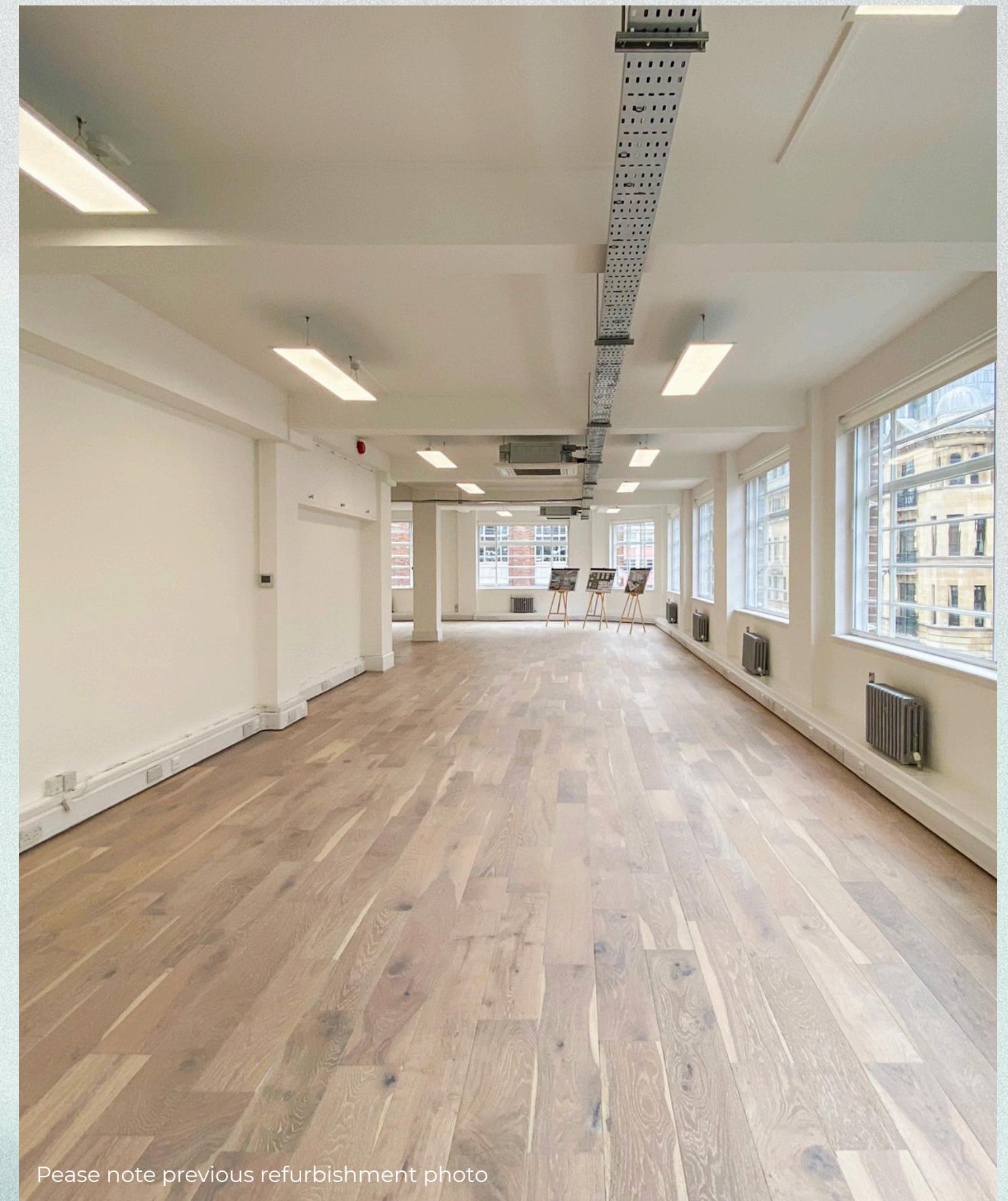
CLIPSTONE STREET
LONDON W1W 6BB

TO LET

OFFICE (B1) PREMISES
NEWLY REFURBISHED DOUBLE
ASPECT OFFICE IN HEART OF FITZROVIA

THRID FLOOR

1,450 SQ. FT. (136.50 SQ. M.)



Please note previous refurbishment photo

DESCRIPTION

The available accommodation comprises the entire 3rd floor of this art deco building. The floor is accessed by an automatic passenger lift or by a wide and well lit stairwell. The space benefits from chalk wash timber flooring, perimeter trunking, large crittal meeting room, LED lighting, comfort cooling, kitchen, 2 x internal WCs and shower.

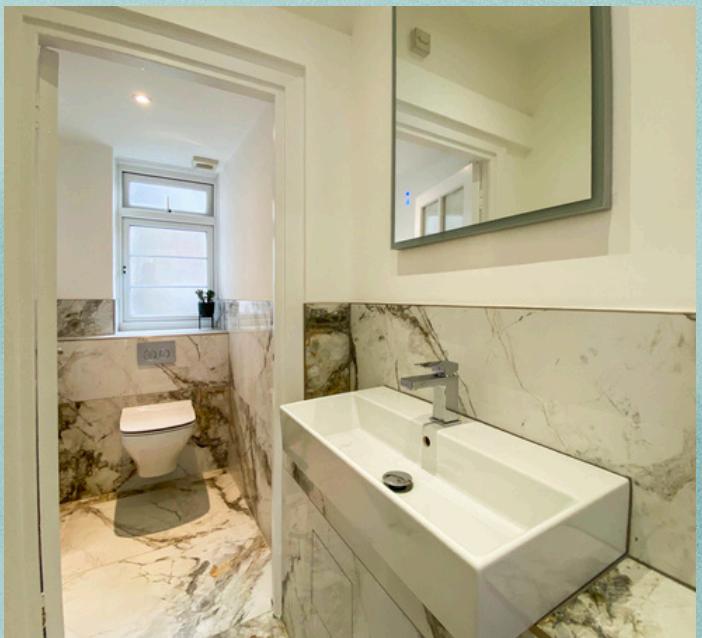
The space is corner fronted and flooded with natural light - a fantastic space for anyone wanting a slice of the West End.

AMENITIES

- Automatic passenger lift
- Fantastic Natural Light
- Chalk Wash Timber Flooring
- Perimeter Trunking
- Large Crittal Meeting Room
- 2 x Internal WCs
- LED Strip Lighting
- Comfort Cooling (not tested)
- Fiber connection (not tested)
- Shower
- Kitchen

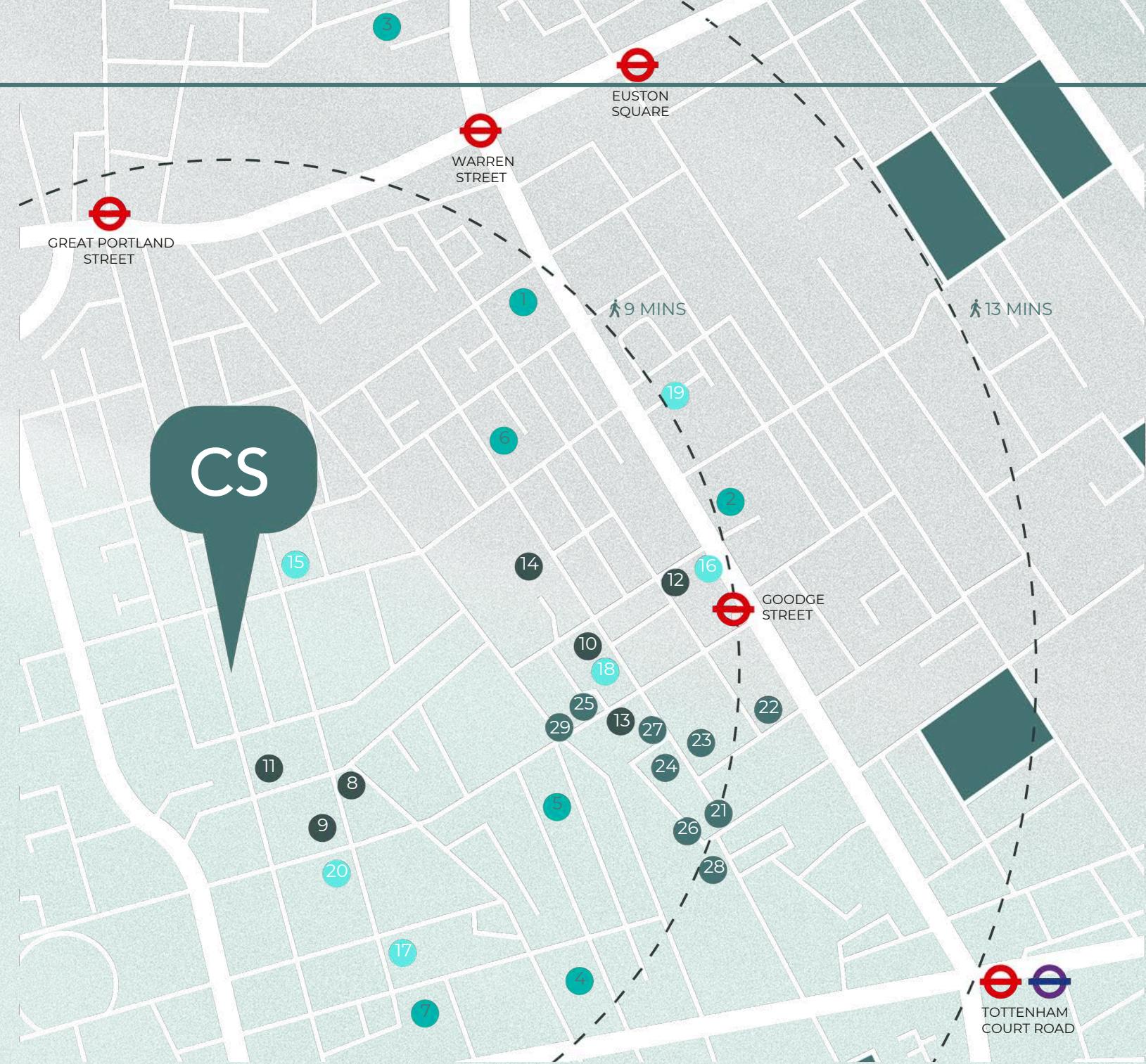
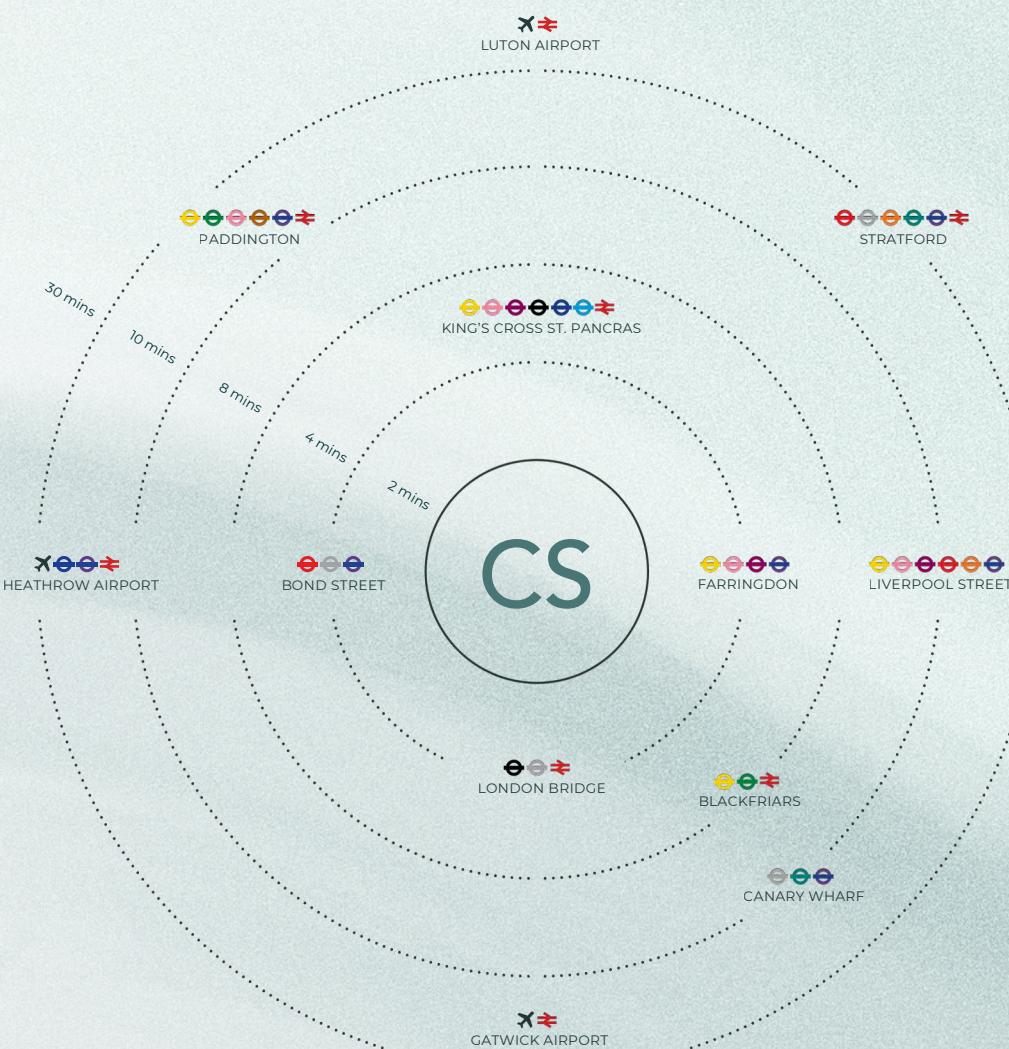
FINACIALS

FLOOR	THIRD FLOOR
TOTAL (SQ.FT.)	1,450
QUOTING RENT (P.A.)	POA
ESTIMATED RATES PAYABLE (P.A.)	£33,578
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	TBC



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, Circle, 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

56C

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 2025.

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The logo for RIB (Robert Irving Burns) features the letters 'RIB' in a bold, black, sans-serif font. The 'I' is stylized with a vertical line and a horizontal bar extending from its top, creating a three-dimensional effect.

ROBERT IRVING BURNS