

24 FITZROY STREET

LONDON, W1T 6EP

RIB

ROBERT IRVING BURNS

ABOUT THIS PROPERTY

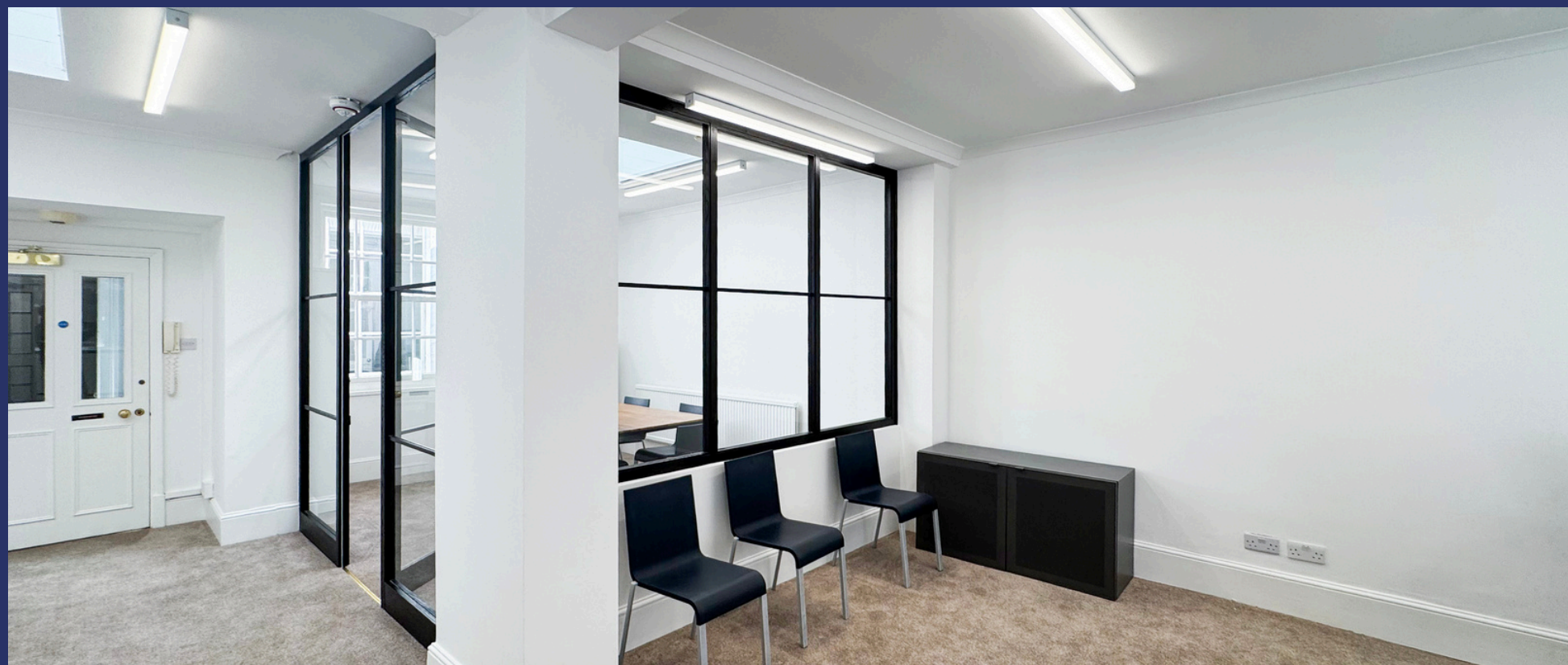
**HIGH QUALITY FITTED OFFICES ON
FITZROY SQUARE**

GROUND FLOOR REAR | 705 SQ.FT

The building is situated on Fitzroy Square, a renowned Georgian square in Fitzrovia, distinguished by its pedestrian-friendly design and exclusive private garden for residents, making it one of the area's most prestigious addresses.

It retains its period features such as high ceilings and large sash windows, creating a bright and welcoming workspace. The ground floor offers a versatile configuration, suitable for various office needs.





LOCATION

Set moments from Fitzroy Square and within easy reach of Regent's Park, 24 Fitzroy Square is well connected to Great Portland Street station, Warren Street station, and Goodge Street station.

Surrounded by renowned academic institutions, independent cafés, restaurants and boutiques, the area combines elegant Georgian architecture with contemporary design.

Long established as a hub for global brands and progressive businesses, Fitzrovia offers a dynamic setting that encourages creativity, collaboration and a more balanced working lifestyle.

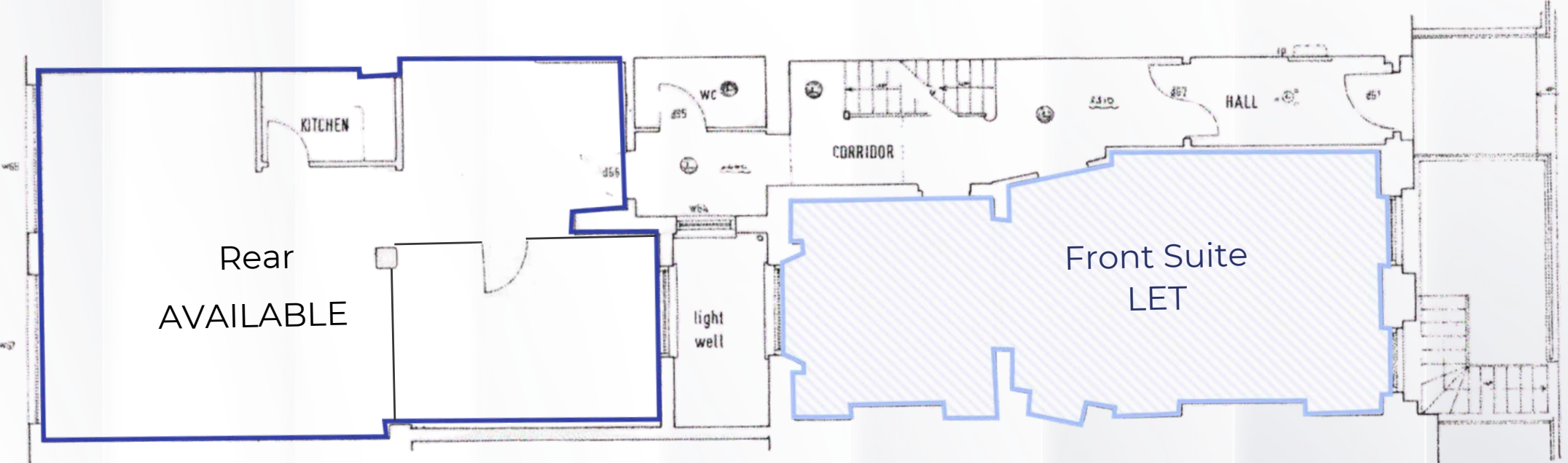


FINANCIALS

FLOOR PLANS

	TOTAL
Total Size (sq.ft.)	705
Quoting Rent (p.a.) excl.	45,000
Service Charge	£3,525
Estimated Rates Payable (p.a.)	£20,053
Estimated Occupancy Cost excl. (p.a.)	£68,578

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.



GROUND FLOOR REAR

LEASE

New effective Full Repairing and Insuring lease(s) 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 COSTS

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

EPC

Available upon request.

FLOOR PLANS

Available upon request.

VAT

The property is elected for VAT.

CONTACT US

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

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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.

April 2026

WWW.RIB.CO.UK