



ROBERT IRVING BURNS



41-42 FOLEY STREET

LONDON, W1W 7TS

TO LET

PREMISES IN THE HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICE, RETAIL, MEDICAL ETC.

FIRST FLOOR - 1, 908 SQ.FT

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Location



Kaffeine



Sergio's



Drunch



Crown & Sceptre Pub

Location

The property is prominently positioned in the heart of Fitzrovia, situated on the north side of Foley Street, close to its junction with Great Titchfield Street. This highly sought-after location benefits from exceptional connectivity, with Great Portland Street (Circle, Hammersmith & City, and Metropolitan lines), Warren Street (Northern and Victoria lines), and Oxford Circus (Bakerloo, Central, and Victoria lines) stations all within a short walking distance. These excellent transport links provide swift and convenient access to the rest of London.

Foley Street is surrounded by a vibrant selection of amenities, making it an attractive destination for businesses and visitors alike. The area boasts a diverse range of popular cafes, restaurants, and retail offerings, including the much-loved Kaffeine, as well as nearby dining options such as Sergios, Drunch, the Crown & Sceptre pub, and Meraki. For those seeking a premium shopping experience, Oxford Street is only a short walk away and offers an extensive mix of high-street favourites and luxury brands.

This dynamic and energetic neighbourhood is ideal for professionals looking to connect, collaborate, and enjoy a lively working environment. The immediate vicinity provides access to numerous gyms, supermarkets, and essential convenience stores, ensuring all daily needs are easily met. Overall, Foley Street offers a prime central London location perfectly suited for modern business requirements.

Description



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If you're seeking a studio-style workspace with architectural character, this opportunity is not to be missed.

Located on the first floor, the space offers an impressive open-plan layout within a warehouse-inspired setting. The painted brickwork adds rich texture and visual interest, while generous natural light floods the interior from three aspects.

This highly adaptable floorplate can be easily configured to include meeting rooms and tailored to suit your specific requirements.

Amenities

- First Floor Studio Office
- Good Ceiling Height
- Windows From 3 Sides
- Lift
- Painted Exposed Brickwork
- Kitchenette
- Air-conditioning (not tested)



Accommodation

Net Internal Area

First Floor 177.26 SQM/ 1,908 SQFT

Floor	First Floor
Total Size (sq.ft.)	1,908
Quoting Rent (p.a.) excl.	POA
Service Charge	£14,101
Estimated Rates Payable (p.a.)	£49,395
Estimated Occupancy Cost excl. (p.a.)	POA

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.

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 COSTS

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

EPC

Available on request.

VAT

The property is elected for VAT.

FLOOR PLANS

Floor plans are 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. December 2025



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