



**7-9 WHITFIELD STREET**

RIB

ROBERT IRVING BURNS

**TO LET**  
**STUNNING FITZROVIA**  
**OFFICE HEADQUARTERS**

GROUND, MEZZANINE & LOWER GROUND FLOOR

**Total Area: 8,919 ft<sup>2</sup> (828.60 m<sup>2</sup>)**

The property provides excellent fitted, self-contained office accommodation focused around the “sub-terranean” floor, providing an abundance of natural light from two elevations and further benefitting from double height which gives a unique sense of volume.

The premises can be offered on the basis of plug and play. Full information can be provided upon application. The premises is fitted to a high standard providing large staff kitchen, separate tea point, sufficient number of washroom and shower facilities, as well as a private courtyard accessed from the ground floor.

There are two 8-10 person meetings rooms, 6 private offices, a fully fitted reception area and internal passenger lift.

The premises are fitted with air-conditioning (not tested) and air flow system. Ready for immediate occupation.

# The Location

The building is located on the West Dide of Whitfield Street in the heart of Fitzrovia. The area benefits from a raft for prime retail shops and superb eateries. Underground stations Goodge Street (Northern Line, 0.2miles) and Tottenham Court Road (Elizabeth, Central & Northern Lines, 0.3miles) are a short walk away.

## HOTELS

- 1 – Sanderson Hotel
- 2 – The London Edition
- 3 – The Charlotte Street Hotel
- 4 – The Langham

## RESTAURANTS

- 5 – Hakkasan
- 6 – Gaucho
- 7 – Roka
- 8 – Pied à Terre
- 9 – The Riding House Café
- 10 – Berners Tavern

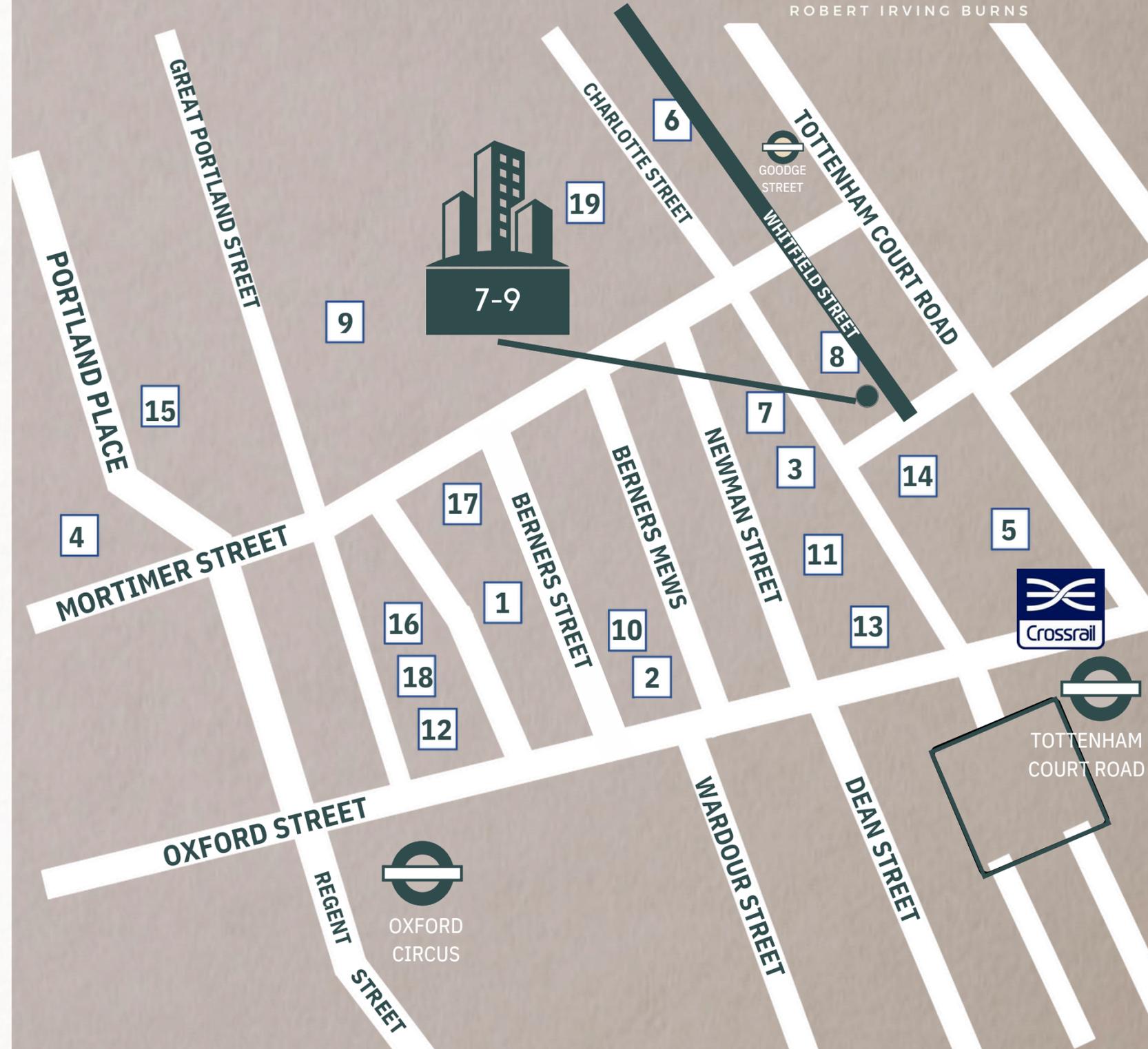
## BUSINESSES

- 11 – Facebook
- 12 – Getty Images Gallery
- 13 – H&M
- 14 – Sony DADC
- 15 – BBC
- 16 – Heineken UK
- 17 – New Look
- 18 – The IDM
- 19 – Estée Lauder
- 20 – Netflix

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CIRCOLO POPOLARE, 40-41 RATHBONE PLACE, W1



CHARLOTTE STREET HOTEL, 15-17 CHARLOTTE STREET, W1



HERSHESON & FARM GIRL CAFE, 29-32 BERNERS STREET, W1



KAFFEINE, 15 EASTCASTLE STREET, W1



SANDERSON HOTEL, 50 BERNERS STREET, W1



ROKA, 37 CHARLOTTE STREET, W1



TREEHOUSE HOTEL, 14-15 LANGHAM PLACE, W1



PSYCLE, 76 MORTIMER STREET, W1

AN UNRIVALLED LOCATION  
THE HEART OF THE WEST END

# Connections

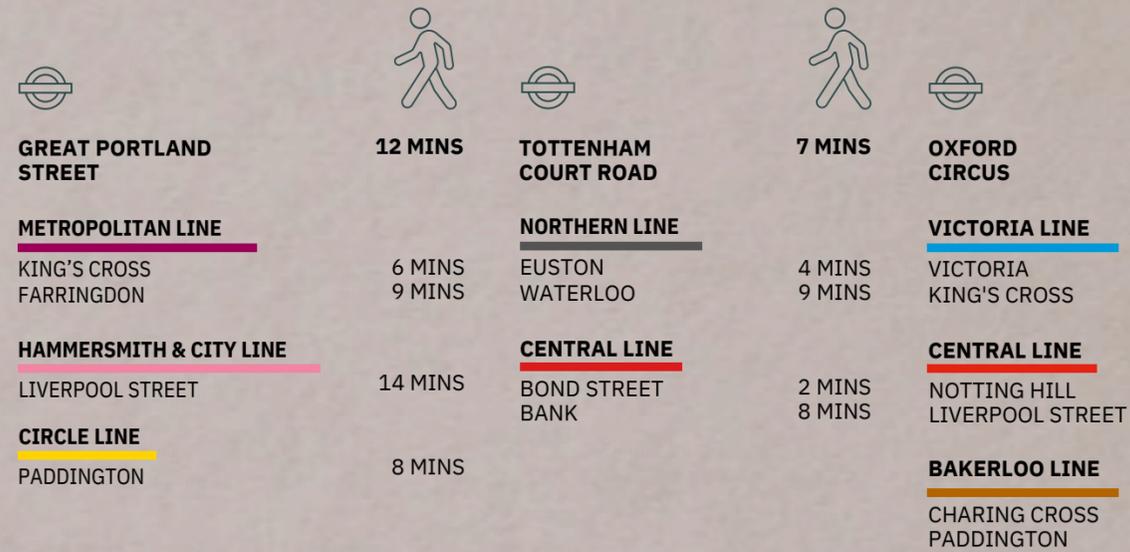
Located at the epicentre of Zone 1, Fitzrovia's peerless connectivity means you can get where you need to be with the minimum of time and effort expended. Oxford Circus and Tottenham Court Road stations are just a few minutes' walk away, connecting you far and wide.

Since the opening of the Elizabeth Line, transport links have improved and are now providing lightning-quick links across a 60-mile route stretching as far west as Reading and Heathrow Airport. The line is accessible through the revamped and expanded Tottenham Court Road station, along with interchanges to the Central and Northern lines.

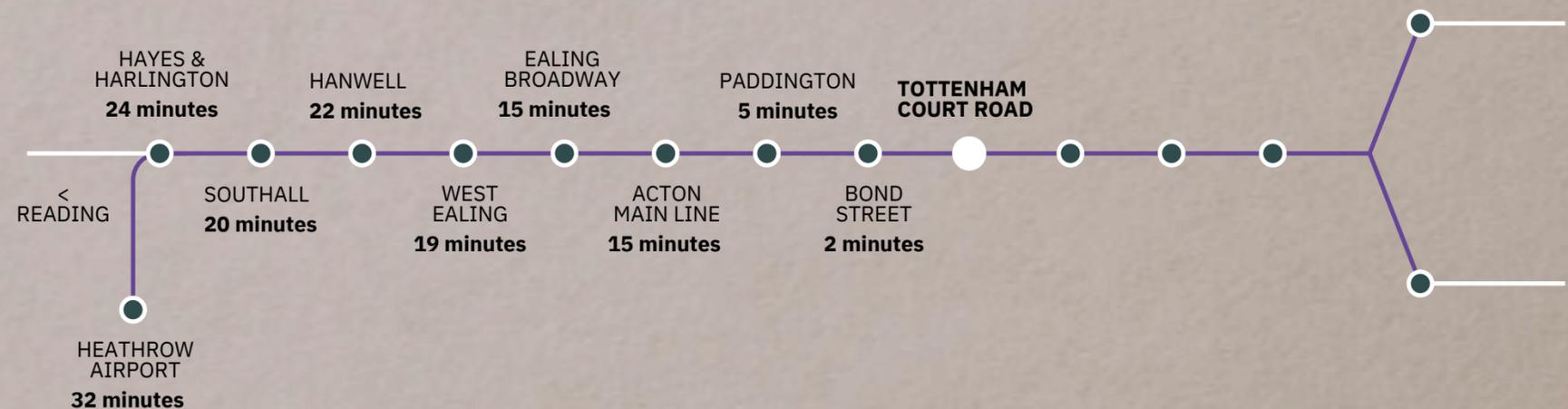
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## ELIZABETH LINE

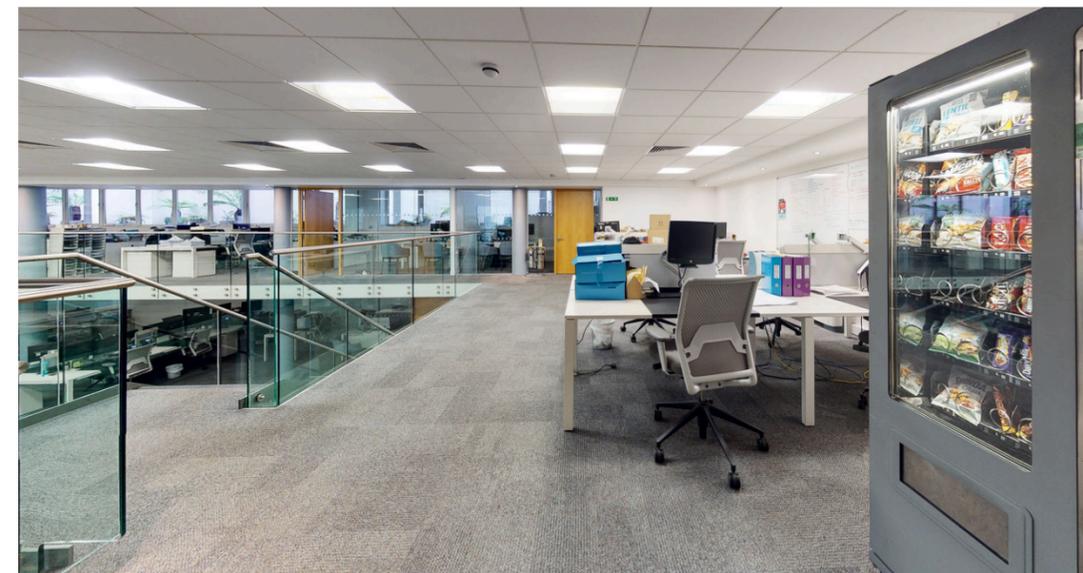
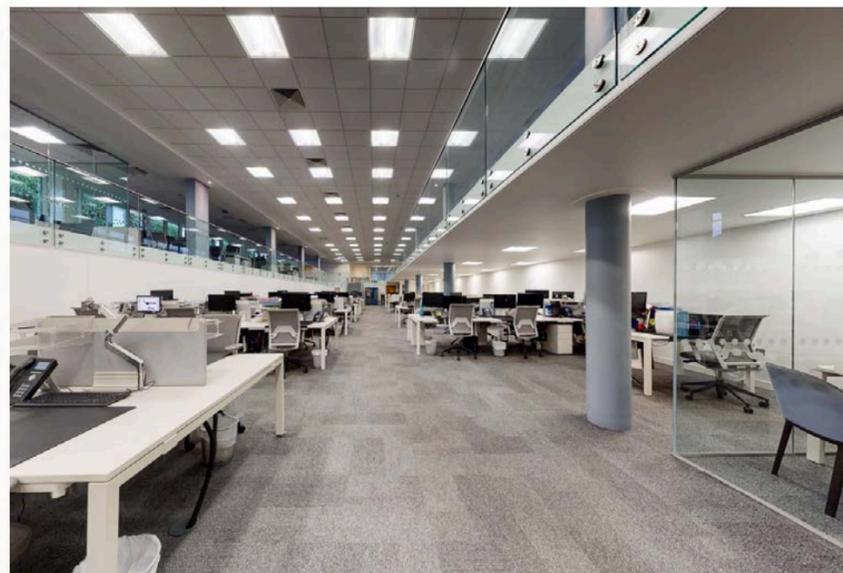
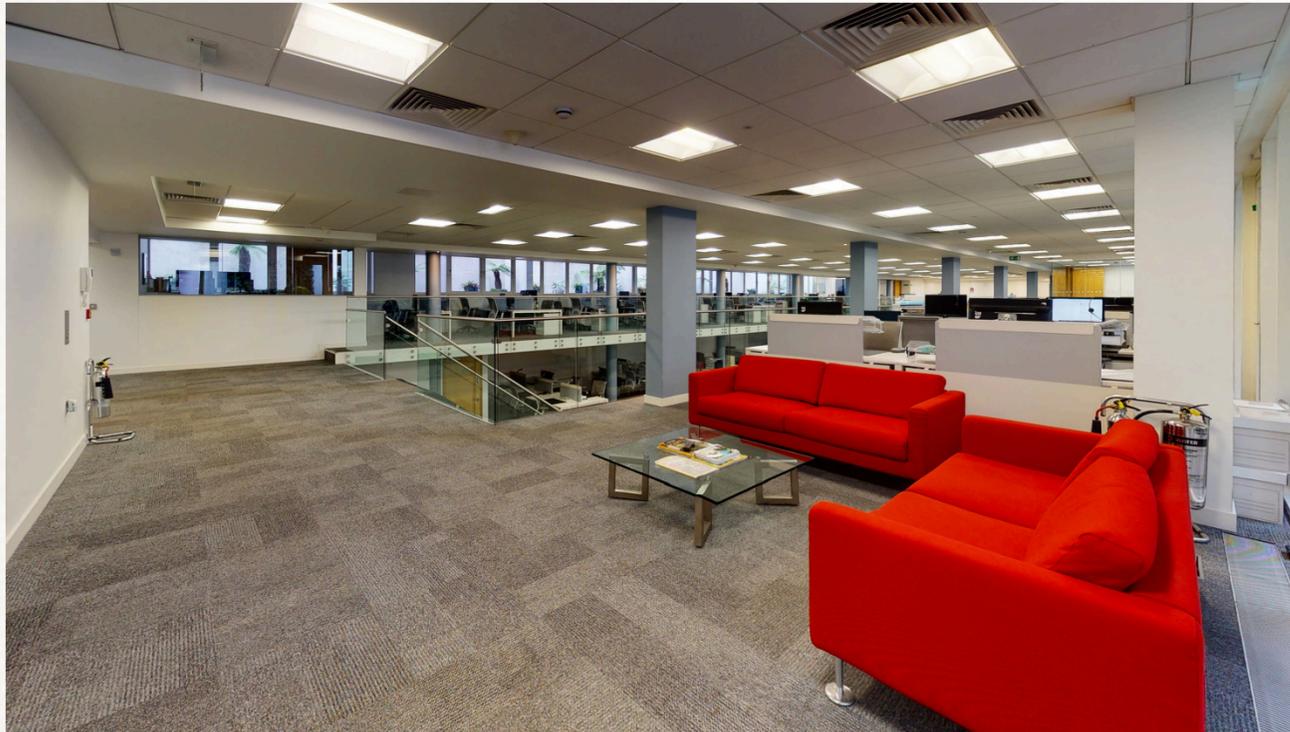


# Property Specifications

- ABUNDANCE OF NATURAL LIGHT
- FULLY FITTED RECEPTION
- SHOWER FACILITIES
- PRIVATE BIKE RACKING
- PRIVATE COURTYARD
- 6 PRIVATE OFFICES
- LARGE STAFF KITCHEN
- TWO 8-10-PERSON MEETING ROOMS
- INTERNAL PASSENGER LIFT

Floor	Size (Sq. Ft.)	Size (Sq. M.)
Upper Ground - Reception	408	37.90
Ground Floor	3,548	329.62
Mezzanine	4,963	461.08
<b>TOTAL</b>	<b>8,919</b>	<b>828.60</b>







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<b>PROPERTY</b>	<b>TOTAL</b>
TOTAL SIZE (SQ.FT.)	8,919
QUOTING RENT (P.A.) EXCL.	POA
SERVICE CHARGE	TBC
ESTIMATED RATES PAYABLE (P.A.)	£185,640

In regard to business rates 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.

# FLOOR PLANS

Available on request.

# CONTACTS

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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.

July 2024

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