



19-20



BERNERS STREET

RIB

ROBERT IRVING BURNS

TO LET

FULLY FITTED
& FURNISHED
OFFICE SUITE

1,687 SQFT



Location

Nestled in the heart of London's vibrant West End, 19-20 Berners St offers an opportunity for a business to be located in one of the most sought after streets in Fitzrovia. This commanding property is surrounded by a plethora of renowned restaurants, cafes, and bars. The area is steeped in history, culture and when combined with the excellent transport links to the rest of the city, its prime location offers the perfect combination of convenience coupled with high quality amenities.



RECEPTION



EXTERIOR

Local Amenities & Occupiers

● BARS, CAFÉS & RESTAURANTS

- 1 The Bloomsbury Club
- 2 Hakkasan
- 3 Store Street Espresso
- 4 Planet Organic
- 5 The Life Goddess
- 6 DF/Mexico
- 7 Berners Tavern
- 8 Obica
- 9 Sanderson London
- 10 Oscar Bar & Restaurant
- 12 The Long Bar
- 13 Roka
- 15 Lantana
- 16 London Cocktail Club
- 17 Mr Fogg's House of Botanicals
- 18 Salt Yard
- 19 Barrica Tapas
- 20 Plenty
- 21 The Larder
- 22 Percy & Founders
- 23 Detox Kitchen
- 24 Riding House Cafe
- 26 The Attendant
- 27 Foley's
- 28 Kin
- 29 Bonnie Gull
- 30 Gaucho
- 31 Bubbledogs
- 32 Archipelago
- 33 The Lucky Pig Cocktail Bar
- 34 The Carpenters Arms
- 35 Steak and Lobster
- 36 Noizé
- 37 Flesh & Buns
- 38 Kaffeine
- 39 Circo Popolare 40 Meraki

● CULTURE & ENTERTAINMENT

- 1 London Palladium
- 2 Soho Theatre
- 3 100 Club
- 4 Dominion Theatre
- 5 Gallery Different
- 6 Charlotte Street Hotel
- 7 Odeon Cinema
- 8 Rebecca Hossack Gallery
- 9 The British Museum
- 10 Woolff Gallery Ltd
- 11 The Fitzrovia Gallery
- 12 New Diorama Theatre
- 13 Bloomsbury Theatre

● SHOPPING

- 1 Apple
- 2 T2
- 3 ZARA
- 4 Oasis
- 5 Liberty
- 6 M&S
- 7 Agent Provocateur
- 8 Foyles
- 9 Rathbone Square
- 10 Labassa Woolfe
- 11 MAC
- 12 Aveda
- 13 Rivet & Hide Ltd
- 14 Revival Retro
- 15 Paperchase
- 16 Orchidya
- 17 Pollock's Toy Museum
- 18 Heals
- 20 Space NK
- 21 Honey & Spice

● FITNESS & BEAUTY

- 1 Easygym
- 3 Boutique Spa
- 4 PerformancePro
- 5 Psycle
- 7 Ted's Grooming Room
- 8 Walk-in Backrub
- 9 Epoch Fitness
- 11 Puregym London
- 12 Pfeffer Sal
- 13 Egoist Body Studios
- 14 F45
- 15 Fitness First
- 17 Daniel Herscheson
- 18 Ten Health
- 20 Rowbots

● HOTELS

- 1 The London Edition
- 2 Sanderson
- 3 Charlotte Street Hotel
- 4 The Bloomsbury
- 5 The Mandrake
- 6 The Langham
- 7 The Treehouse Hotel

● OCCUPIERS

- 1 Google
- 2 Netflix
- 3 Facebook
- 4 BBC
- 5 Arup & Boston Consulting Group
- 6 Allfunds Bank
- 7 Lionsgate Film
- 8 Converse
- 9 Freuds
- 10 London & Capital
- 11 Heineken
- 12 Sony DAC
- 13 Arcadia



At the heart of the West End

The streets of Fitzrovia, affectionately referred to as the West End's hidden gem, are lined with stylish boutiques, bars and coffee shops. The ever-evolving and dynamic community has led to the creation of some of the most diverse amenities that London has to offer, referencing the bohemian culture within which it is situated.

Around 50,000 people currently work in Fitzrovia. While companies from the tech and media sectors have been the dominant office occupiers for some time, the landscape is now becoming far more diverse with business services, pharma/healthcare and financial organisations increasingly attracted to the area.



SANDERSON HOTEL



GAUCHO



FITZROVIA'S ICONIC BT TOWER



OXFORD CIRCUS



LANGHAM HOTEL



LONDON EDITION HOTEL



ROKA





Description

This is a great opportunity for businesses looking for a modern and bright office space in one of Fitzrovia's most sought after buildings. The available office accommodation comprises the entire fifth floor, providing a fully fitted and furnished working environment with an abundance of natural light. The ground floor reception, common areas, and WC's have undergone a recent design led refurbishment, providing a sleek and modern look to the building. All occupiers benefit from a concierge and reception facility with barista service, making a great first impression for clients, visitors and employees alike. Additionally, the communal roof terrace provides a perfect space for employees to unwind and socialize. The combination of the modern fittings and fixtures, convenient amenities and unbeatable location ensures 19-20 Berners St is the perfect building for you.



FULLY FITTED 5TH FLOOR





FITTED MEETING ROOM



FULLY FITTED 5TH FLOOR



FITTED MEETING ROOM



FITTED KITCHENETTE



SHARED TERRACE

Specification



Desking for 30 People



1 x 10 person board room
with wall mounted TV



2 x Private Offices



Collaboration Benches for
18 People



Fitted Kitchenette incl. fridge freezer
and integrated dishwasher



Comfort Cooling



Fantastic Natural Light from
Two Sides



Galvanised Metal Perimeter
Trunking



Channelled Flooring



*2x BTNet Leased Lines:
1x 100Mb
1x 150mb



Boutique Reception



Concierge Providing Barista Service



Shared Use of Roof Terrace



Video Entry Phone



Design Led Communal WC's



Passenger lift



Loading Facility at The Rearvia
Berners Mew



Goods Lift accessed via Berners Mews

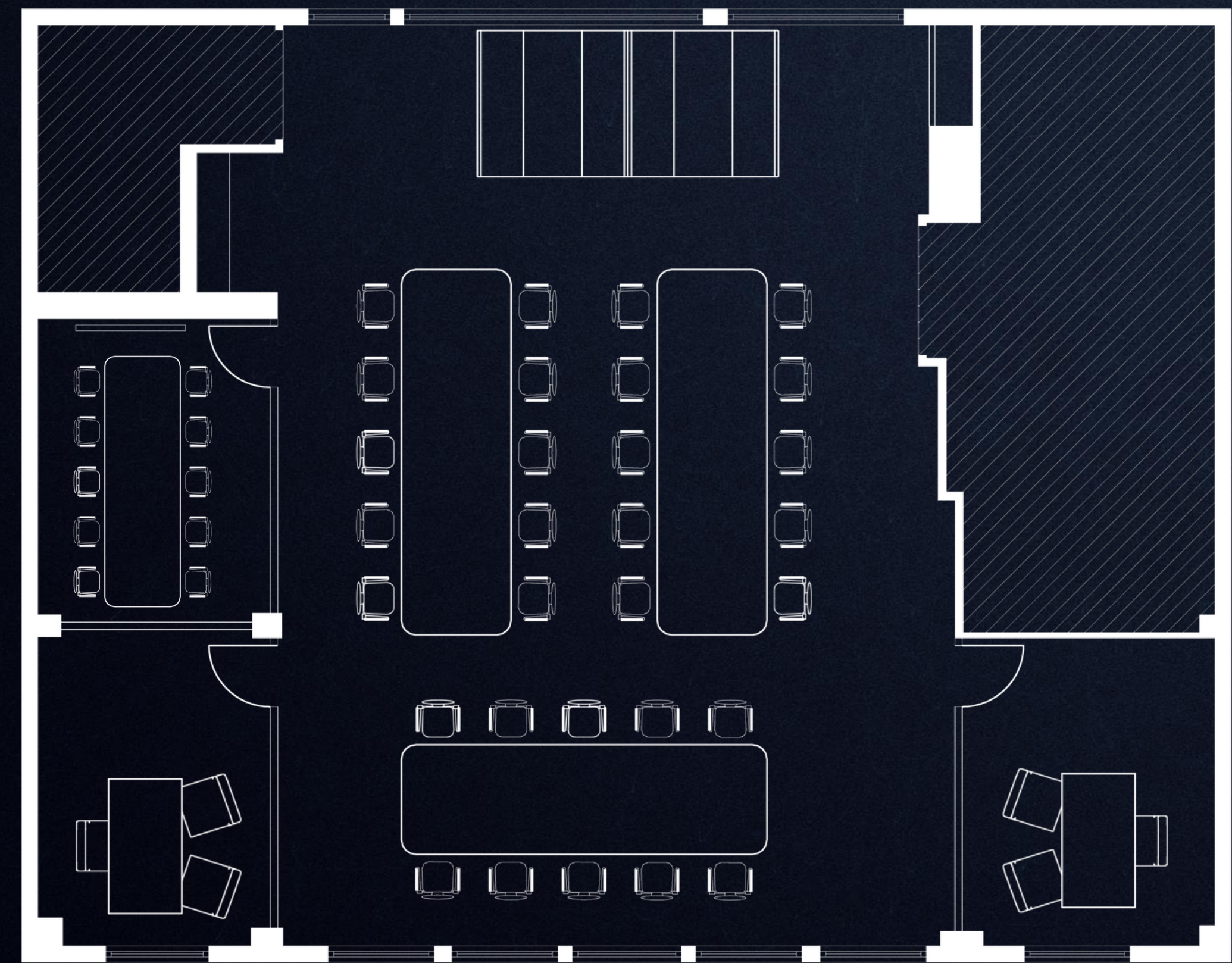
* The lines are currently load balanced so if one of the lines are impacted or not working this will fall over to the other line to prevent any loss of service. Further information available upon request.



Floor Plan

Not to scale

1,687 sq ft / 156.72 sq m



Floor areas & Financials

Floor	sq ft
5th	1,687

Rent

Fully inclusive option available.

POA

Please be aware that utilities and cleaning will be charged based on your individual usage and an estimate can be provided upon request.

IT provision - Access to BT/ Openreach secure fiber line. Further details available upon request.

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LEASE

The space is available immediately by way of a sub-lease for a term of 3 years.
The sublease will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended).

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

Scaled plans available on request.

CONTACTS

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