

RIB

ROBERT IRVING BURNS

91 GREAT TITCHFIELD STREET

FITZROVIA WI

First to Fourth Floors available in attractive building, providing excellent levels of natural light.

Forth Floor benefiting from fantastic rear terrace with views overlooking Fitzrovia.

2025



(01)





Set across the 1st to 4th floor of a well-presented building in the heart of Fitzrovia, this modern office space offers a bright and contemporary working environment. Each floor benefits from new flooring, excellent natural light, providing a comfortable and functional setting for businesses.

The top floor enjoys the added advantage of a small roof terrace, offering a rare outdoor breakout space. Secure access is ensured with a coded entry system and CCTV, while the smart and modern common areas further enhance the professional feel of the building.

Located in one of London's most sought-after creative hubs, this office space is ideal for businesses looking for a well-connected and stylish workspace.



TO LET

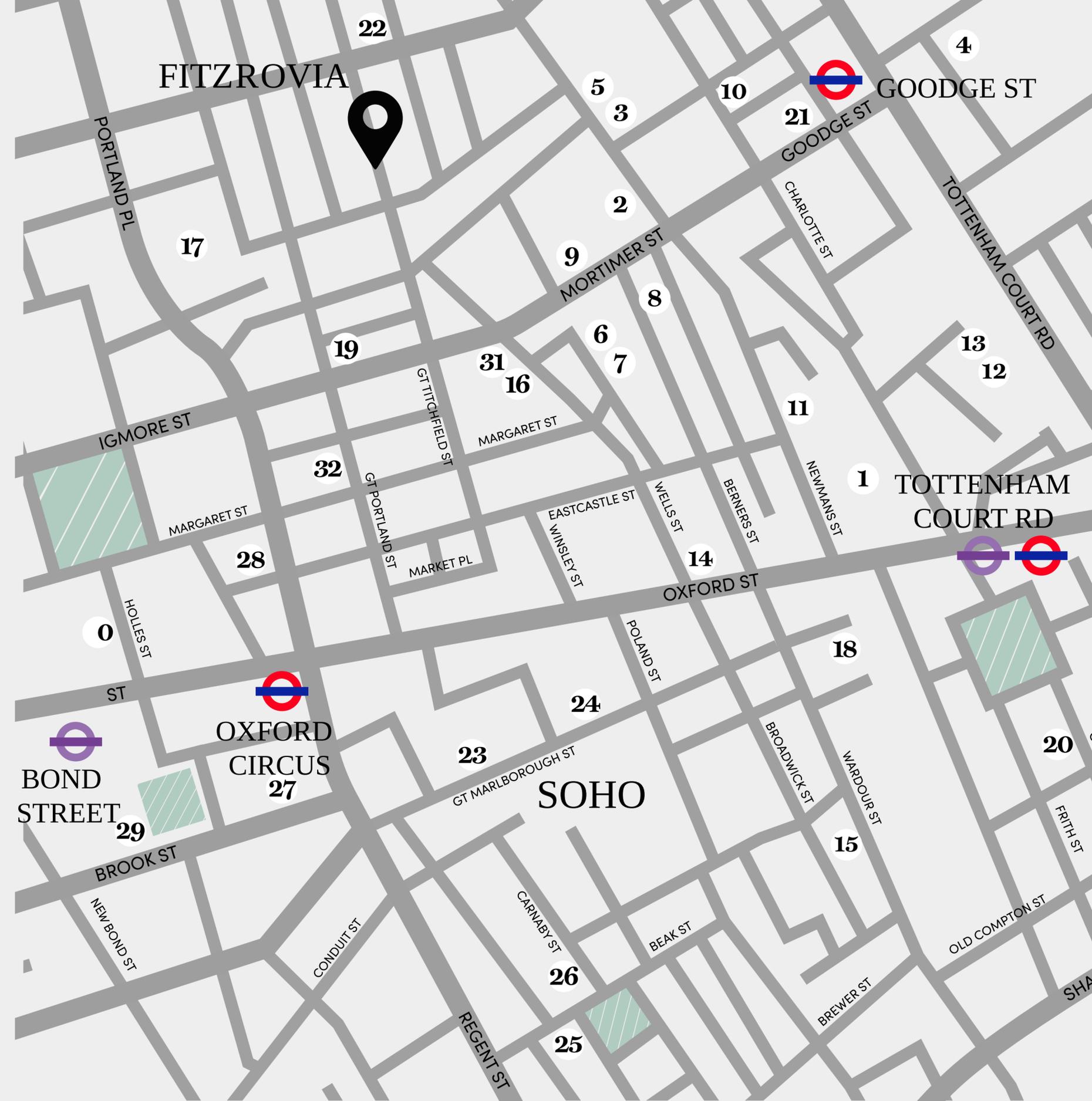


**creative &
innovative**



LOCATION

- Facebook
- Estée Lauder
- Take-two Interactive
- G Research
- Make Architects
- Adyen
- Motorway.co.uk
- Netflix
- Bakkavor
- Revcap
- Buro Happold
- Freuds
- Fremantle
- Gamesys
- Technicolour
- New Look
- BBC
- Coal London
- Next 15
- GC Advertising
- Wingfield PR
- British Olympic Association
- Diago
- Sony
- Roxor
- M+C Saatchi
- Apple
- Savills
- KKR
- Reiss
- Brown Forman
- David Beckham Ventures & Authentic London



Floor	1st	2nd	3rd	4th	Total
Size(sq.ft.)	490	506	517	506	2,019
Quoting Rent (p.a.)	£26,921	£27,800	£28,404	£27,800	£110,924
Estimated rates payable (p.a.)	£9,908	£9,338	£9,386	£7,111	£35,743
Service Charge	£2,730	£2,730	£2,730	£2,310	£10,500
Estimated Occupancy Cost (p.a.)	£39,558	£39,868	£40,520	£37,220	£157,167

FINANCIALS

* 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

New effective Full Repairing and Insuring lease(s) 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.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

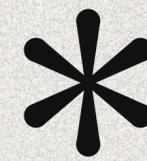
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Misrepresentation Act 1967.

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. January 2026



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