

29 - 30 Fitzroy Square

LONDON NW1

Self-Contained Grade II Listed Building
on the Famous Fitzroy Square

7,589 sq.ft.
NIA

Suitable for Class E
(Offices, Medical, Leisure etc.)

9,806 sq.ft.
GIA

ANTICIPATED COMPLETION
MARCH 2027

RIB

ROBERT IRVING BURNS

DESCRIPTION

Built in 1835, this impressive Grade II listed period building occupies a prestigious position on Fitzroy Square, central London's only Georgian square and at the historic heart of Fitzrovia. Once known as Fitzroy Town, the surrounding area ultimately gave rise to the name "Fitzrovia."

Fitzroy Square was developed in the late 18th century as a prestigious residential development. The eastern and southern sides, designed by renowned architect Robert Adam, were completed in 1798 using Portland stone from Dorset and remain among the area's most distinctive architectural landmarks.

Arranged from Lower Ground to Third Floor, the property provides approximately 7,589 sq ft of accommodation. Previously occupied by a high-end accountancy firm, the building retains an abundance of original period character and is suitable for a variety of Class E uses, including office, medical, wellness and leisure.

The building is set to undergo a comprehensive, state-of-the-art refurbishment, carefully combining its dramatic period features with the specification and amenities expected of a modern workplace.

The proposed refurbishment will include comfort cooling throughout, a new passenger lift, secure cycle storage and high-quality shower facilities, together with a new fully furnished reception and fully fitted and furnished first-floor show suite. The accommodation benefits from excellent levels of natural light from both the front and rear, while retaining the exceptional proportions, detailing and architectural character synonymous with Fitzroy Square.

The final refurbishment specification is currently being developed, and the landlord is prepared to work collaboratively with an incoming occupier to tailor the fit-out to their specific requirements, providing an opportunity to create a truly bespoke headquarters or flagship premises.

The combination of an exceptional Fitzroy Square address, dramatic period architecture and a comprehensive contemporary refurbishment provides a rare opportunity to occupy a distinctive building in the heart of Fitzrovia.



FLOOR BREAKDOWN

MEASURED SURVEY AVAILABLE UPON REQUEST
NIA Figures Below

FLOOR	Slab-to-Slab heights	Sq. M.	Sq. Ft.
Lower Ground	2.8M	173	1,864
Ground	3.3M	167.8	1,807
First Floor	3.6M	155.8	1,677
Second Floor	3.1M	111.6	1,202
Third Floor	2.7M	96.3	1,039
Total:	-	704.8	7,589

FINANCIALS

Size (sq.ft.)	7,589
Quoting Rent (p.a.) excl.	£527,436
Service Charge	NA
Estimated Rates Payable (p.a.)	£190,800
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£718,236

- EXISTING POWER IS 277KVA = 400AMP 3 PHASE SUPPLY
- NO SUBSTATION WITHIN THE BUILDING



FLOOR PLANS (EXISTING)

MEASURED SURVEY AVAILABLE UPON REQUEST



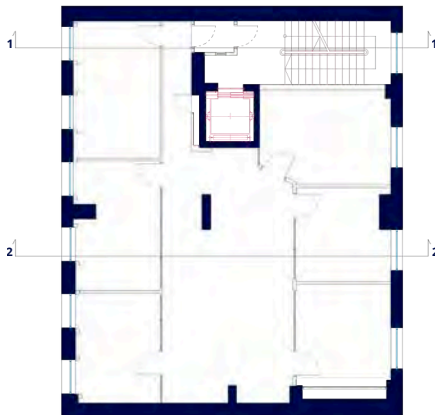
Lower Ground Floor Plan



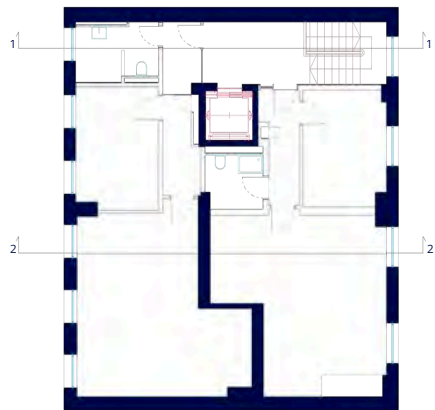
Ground Floor Plan



First Floor Plan



Second Floor Plan

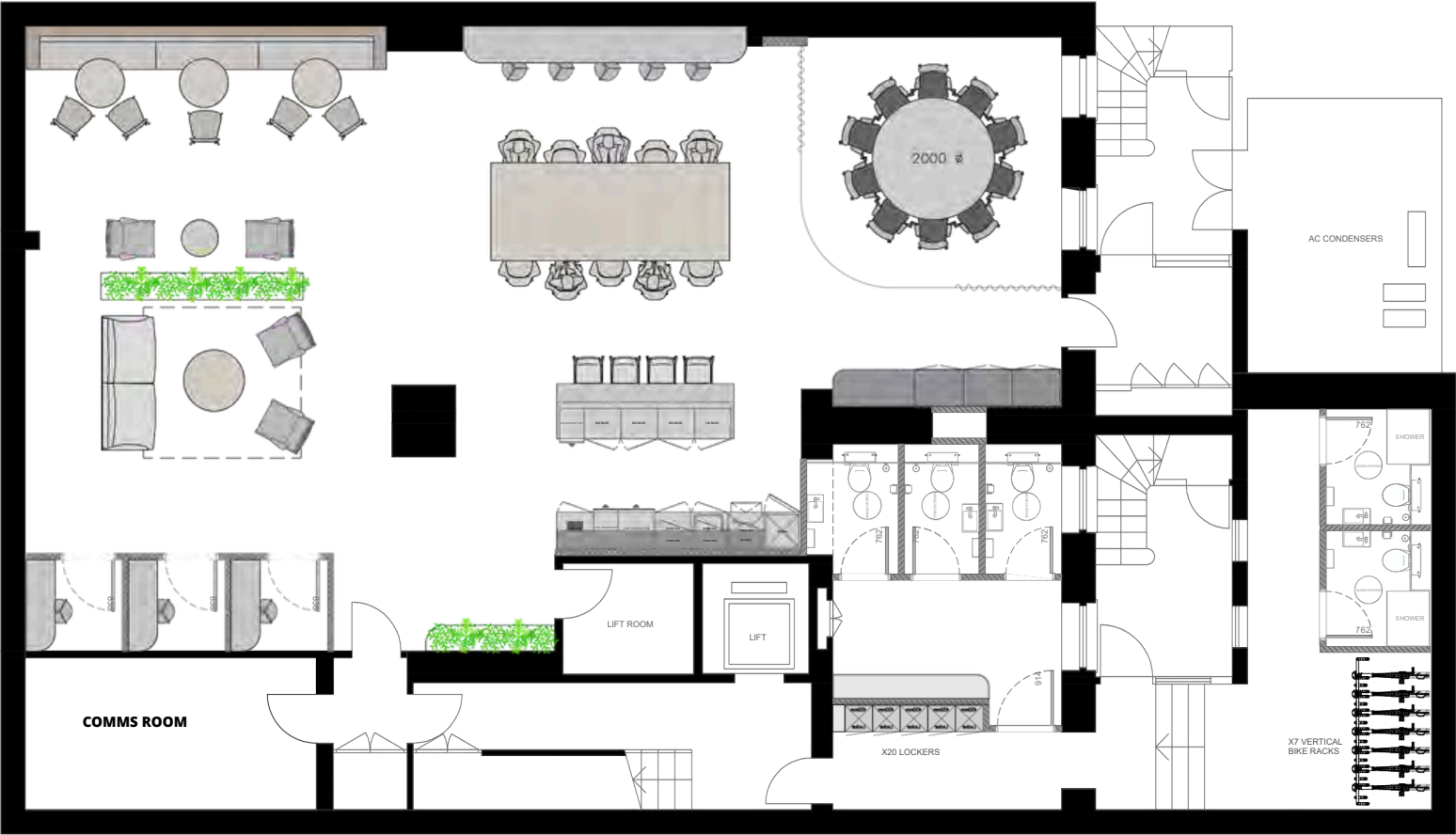


Third Floor Plan



SPACE PLAN | FULLY FITTED PLAN

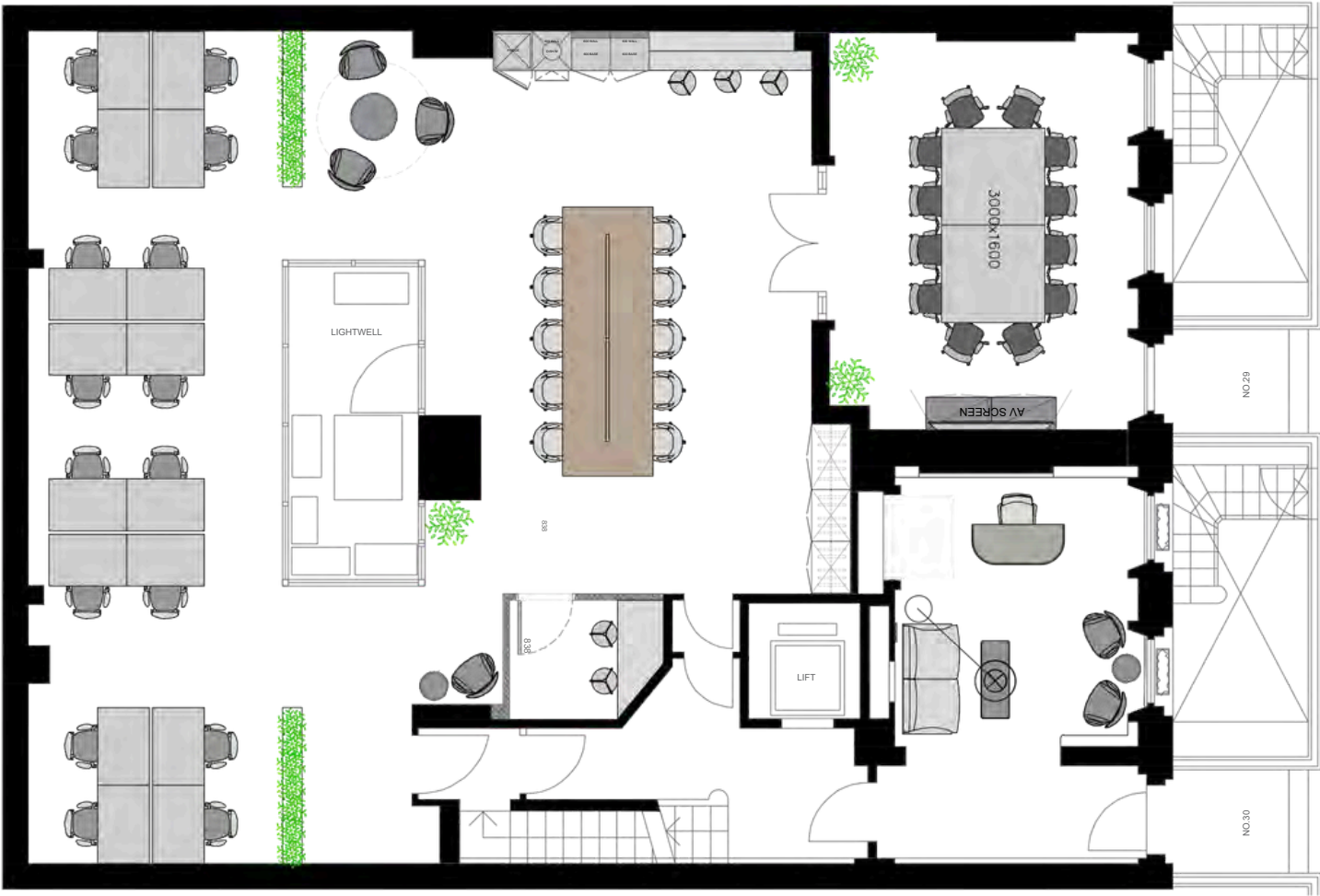
Lower Ground Floor
Indicative Layout



SPACE PLAN | FULLY FITTED PLAN

Ground Floor
Indicative Layout

SPACE PLANS AVAILABLE FOR EACH FLOOR



CGIs | ENTRANCE LOBBY



29-30 FITZROY SQUARE



CGIs | RECEPTION



29-30 FITZROY SQUARE



CGIs | MEETING ROOM



29-30 FITZROY SQUARE



CGIs | MEETING ROOM



29-30 FITZROY SQUARE



CGISCGIS | TYPICAL FLOOR CAT A+



29-30 FITZROY SQUARE

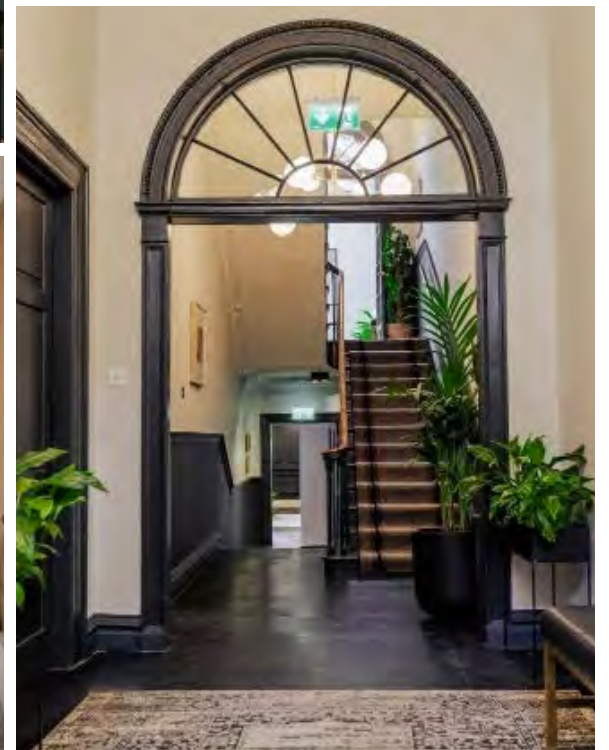
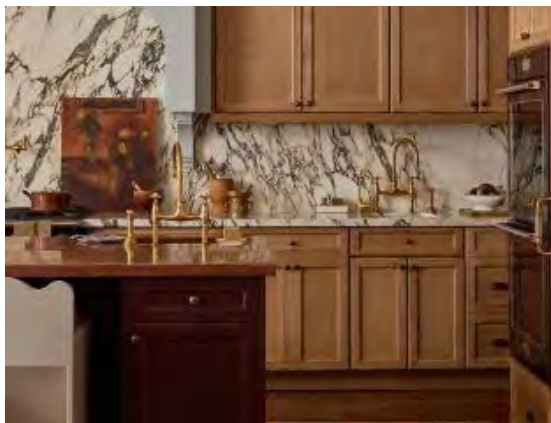
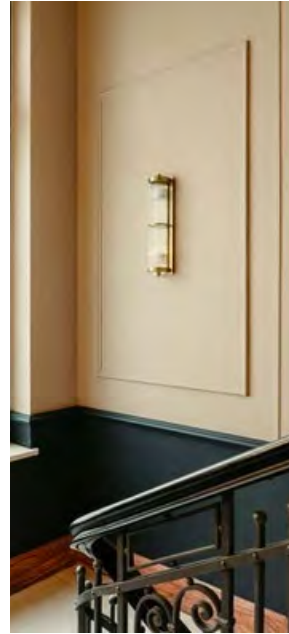


CGIs | OFFICE LOUNGE

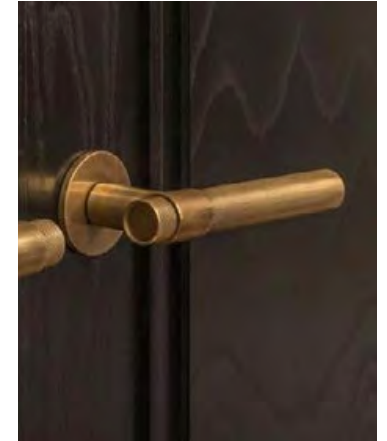
29-30 FITZROY SQUARE

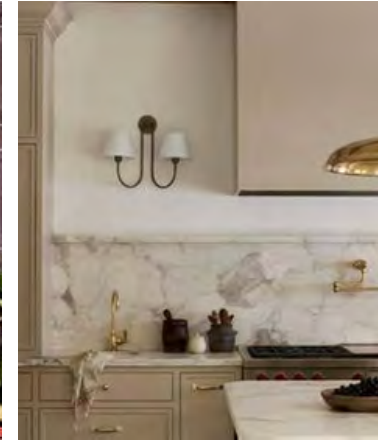


DESIGN CONCEPT

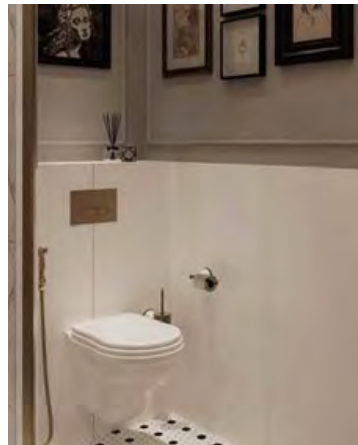
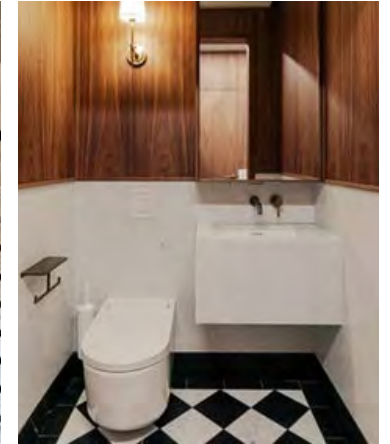


DESIGN CONCEPT | ARCHITECTURAL DETAILS

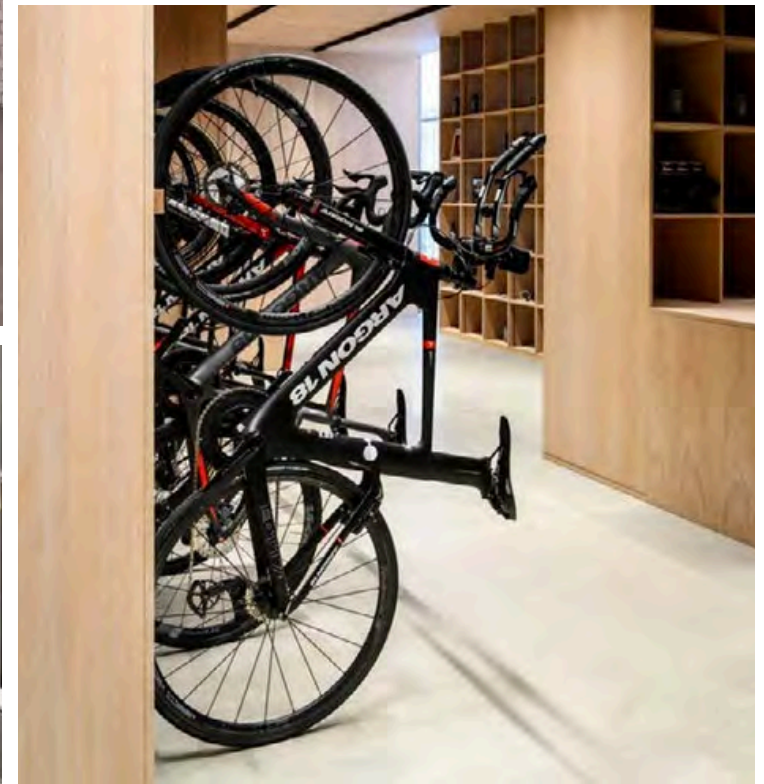
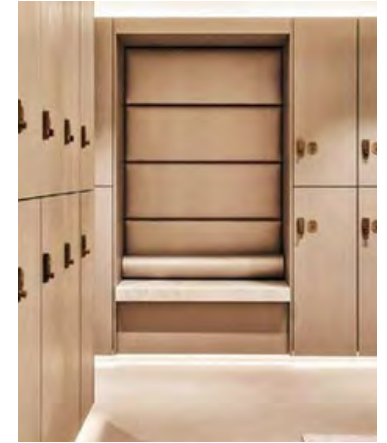




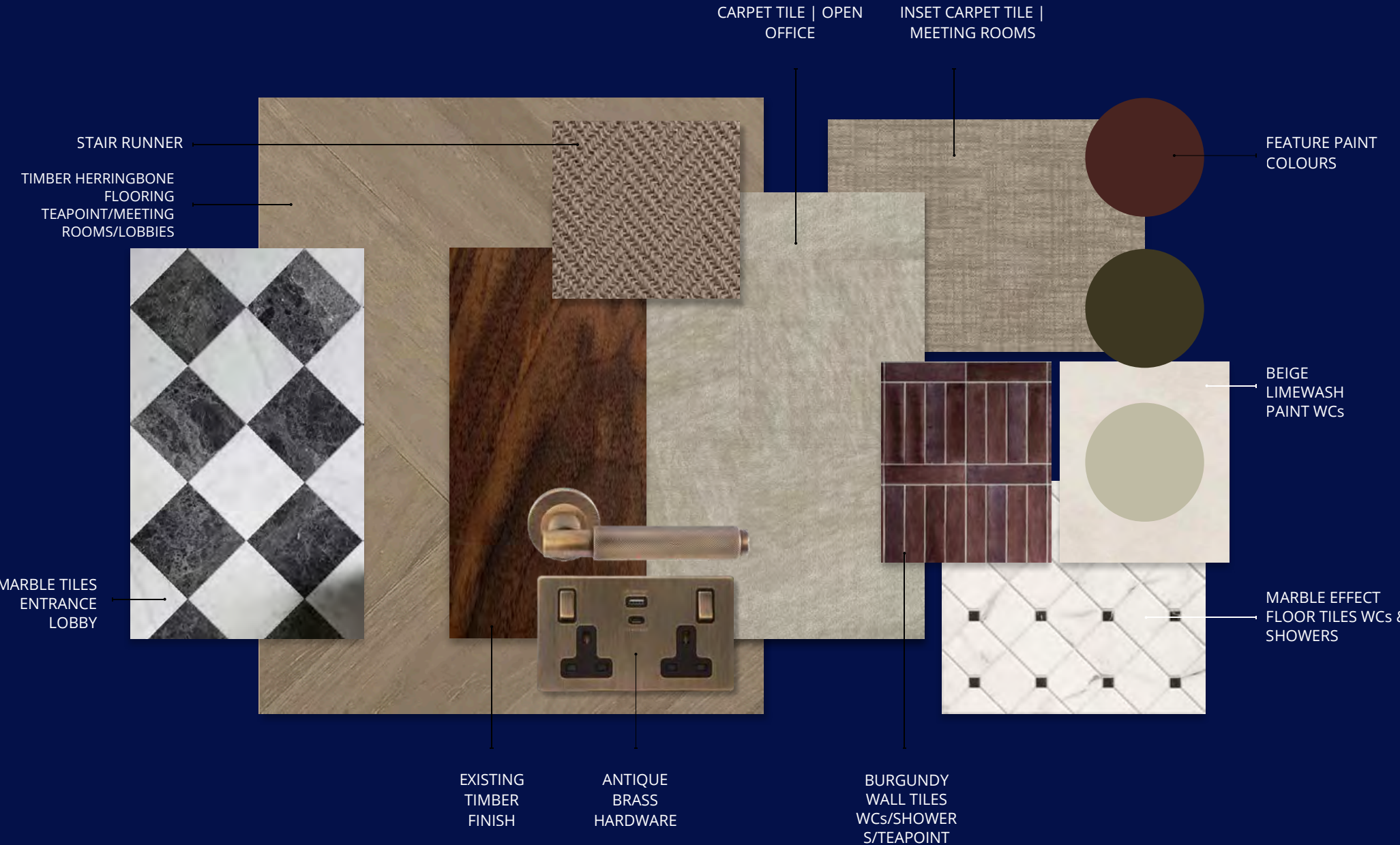
DESIGN CONCEPT | WCs & SHOWERS



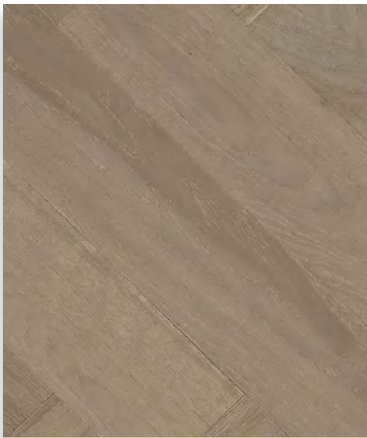
DESIGN CONCEPT | END OF TRIP



FINISHES | MATERIALS PALETTE



FINISHES | FLOORING



FF-01 ENGINEERED
TIMBER (STAIR LOBBIES)



FF-02 ENTRANCE MAT



FF-03 GENERAL CARPET
(OPEN PLAN)



FF-04 INSET CARPET
(MEETING ROOMS)



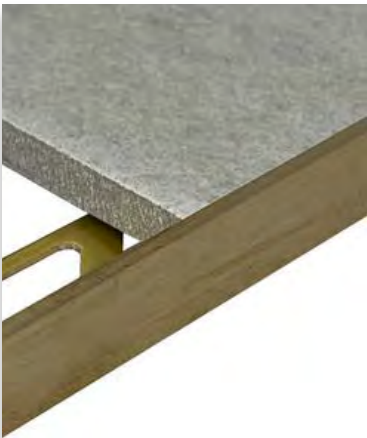
FF-05 HERRINGBONE CARPET
(STAIR RUNNER)



FF-06 MARBLE TILE
(RECEPTION AREA)



FF-07 MARBLE EFFECT TILE
(WCs & SHOWERS)



ANTIQUE BRASS
TRANSITION STRIP





LOCATION

LOCATED IN CENTRAL LONDON

Situated within the distinguished Fitzroy Square, 29-30 Fitzroy Square occupies a prominent position on the corner with Grafton Way. Fitzroy Square is renowned for its Georgian architecture and historical significance, having been home to notable figures such as George Bernard Shaw and Virginia Woolf.

The property benefits from close proximity to Charlotte Street and Tottenham Court Road, both offering a vibrant array of restaurants, cafés, and shops. Excellent transport links are available nearby, with Warren Street, Great Portland Street, and Goodge Street underground stations all within easy walking distance, providing convenient access across Central London.

29-30 FITZROY SQUARE



THE NEIGHBOURHOOD

- | | |
|------------------------------|--------------------|
| 1. PERELLA WEINBERG PARTNERS | 27. BAKKAVOR GROUP |
| 2. BOSTON CONSULTING GROUP | 28. FREUDS |
| 3. ESTÉE LAUDER COMPANIES | 29. GOOGLE |
| 4. TED BAKER | 30. NBC UNIVERSAL |
| 5. NETFLIX | 31. G RESEARCH |
| 6. META | 32. FUJITSU |
| 7. FREMANTLE | 33. META |
| 8. CLINTONS | 34. SANTANDER |
| 9. MARLIN EQUITY PARTNERS | 35. DENTSU |
| 10. UNITED TALENT AGENCY | 36. UCLH |
| 11. SKYSCANNER | 37. EONE |
| 12. G-RESEARCH | 38. WELLCOME TRUST |
| 13. GARDINER & THEOBALD | 39. BENEVOLENT AI |
| 14. APOLLO MANAGEMENT | 40. UCL |
| 15. ARUP | 41. SOAS |
| 16. GAMESYS GROUP | 42. BIRKBECK |
| 17. LIONSGATE FILMS | 43. BRITISH MUSEUM |
| 18. SYNOVA | 44. BBC |
| 19. REVCAP | 45. RIBA |
| 20. TAKE TWO | 46. KING |
| 21. ATOMICO | |
| 22. PINEBRIDGE INVESTMENTS | |
| 23. WILLIAM MORRIS ENDEAVOR | |
| ENTERTAINMENT | |
| 24. GSK | |
| 25. NEXT 15 GROUP | |
| 26. MAKE ARCHITECTS | |



FURTHER INFORMATION

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

Available from March January 2027.
Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.



CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

Henry Bacon

07780 472 942

Henry@rib.co.uk

Jim Clarke

07889 456 957

Jim@rib.co.uk

Thomas D'arcy

07909 259 004

Thomas@rib.co.uk

Matthew Mullan

07741 909 806

Matthewm@rib.co.uk



ROBERT IRVING BURNS

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.