



ROBERT IRVING BURNS



44 CHARLOTTE STREET

LONDON W1T 4PS

TO LET
FIRST FLOOR PREMISES IN THE
HEART OF FITZROVIA

SUITABLE FOR CLASS E
OFFICES, MEDICAL, LEISURE ETC.

685 SQ. FT.

FIRST FLOOR



Description

Positioned on the first floor of an attractive corner-fronted Fitzrovia building, this bright and characterful office suite benefits from excellent levels of natural light and generous ceiling heights, creating an open and airy working environment.

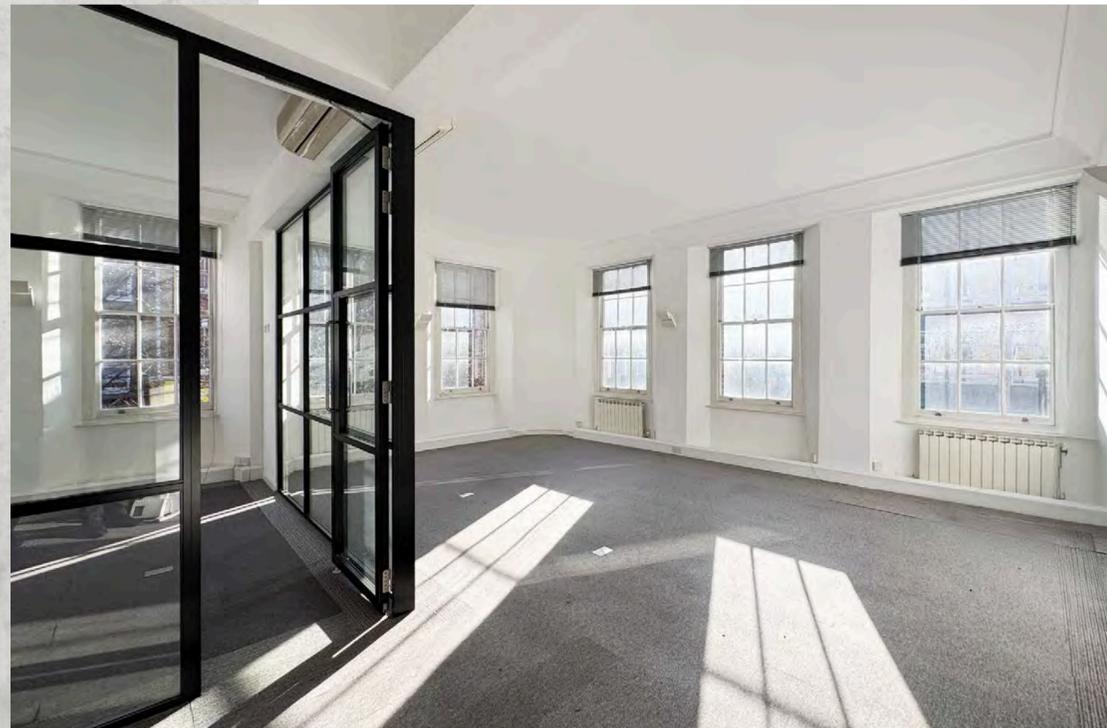
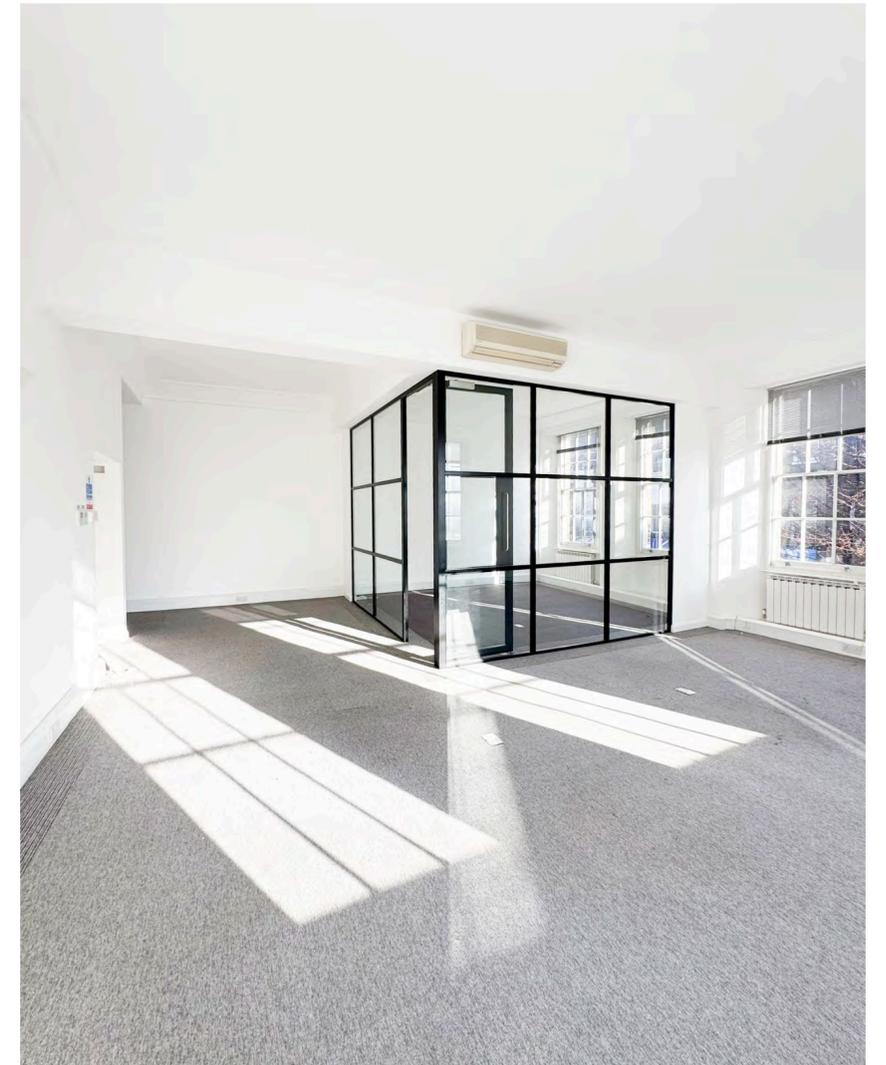
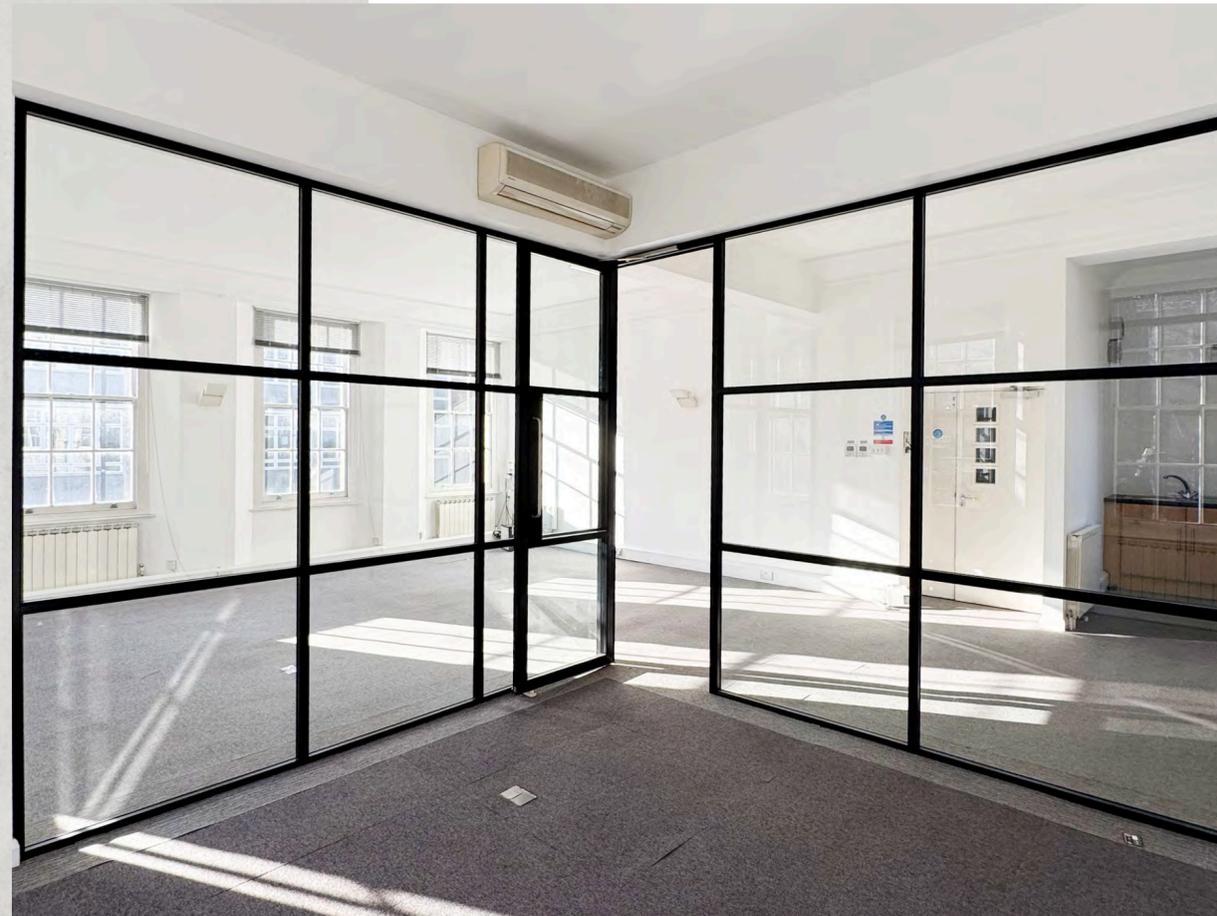
The accommodation includes wall-mounted radiators, air conditioning (not tested), perimeter trunking, uplighters, and a kitchenette. WC facilities are located on the external corridor. Access is provided via an internal stairwell.

The floor is scheduled to undergo a light refurbishment, including removal of the existing meeting room, installation of new LVT flooring, and full redecoration throughout, delivering a clean, contemporary finish.

A further floor of similar size is also available on the third floor, offering flexibility for occupiers seeking additional space within the building.

Specification

- Wall-mounted radiators
- Air conditioning (not tested)
- Perimeter trunking
- Uplighters
- Kitchenette
- WC facilities (located on the external corridor)
- Internal stairwell access
- New LVT flooring (to be installed as part of refurbishment)
- Fully redecorated interior with a clean, contemporary finish (post-refurbishment)



Location



Vegabond Wines



Charlotte Street Hotel



BT Tower



ROKA

Location

The premises is located on the West side of Charlotte Street and is a short walk from Goodge Street (0.1 miles), Warren Street (0.4 miles) & Tottenham Court Road (0.4 miles) Underground Stations.

The property is in close proximity to a number of food and drink establishments such as ROKA, Vagabond Wines, Gaucho, Salt Yard, Côte Brasserie, Wrap It Up and numerous other operations. The property is also short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

44 CHARLOTTE STREET

RIB

Financials

Floor	First Floor
Total Size (sq.ft.)	685
Quoting Rent (p.a.) excl.	£37,675
Service Charge	TBC
Estimated Rates Payable (p.a.)	£11,352
Estimated Occupancy Cost excl. (p.a.)	£49,027

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 are 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

62 C

VAT

TBC.

FLOOR PLANS

Scaling floor plans 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. February 2026.



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