



5,600 sq ft

of prime restaurant space
in the heart of Fitzrovia

32
BERNERS
STREET

COPYRIGHT BUILDING



Designed by the award-winning
architecture firm Piercy & Company.



The Copyright Building comprises 108,500 sq ft of premium office and retail accommodation arranged over the lower ground, ground, and seven upper floors. Designed by the award-winning architecture firm Piercy & Company, the property features 86,331 sq ft of office space and 20,000 sq ft of retail and restaurant space situated across the ground floor and basement levels.

86,331 sq ft
of office space

20,000 sq ft
of retail and restaurant space
situated across the ground floor
and basement levels.

DESTINATION

In the heart of Fitzrovia's distinctive character.



Situated in Fitzrovia, the building is anchored in a vibrant and distinctive London neighbourhood where rich heritage and contemporary culture sit side by side. Known for its creative, lifestyle-led environment, the area boasts a dynamic mix of art galleries, wellness concepts, boutique showrooms, and destination hospitality.

It serves as a hub for household names and major corporate headquarters, including the BBC, Meta (Facebook), Estée Lauder, Fora co-working, and Monday.com.

The location benefits from excellent connectivity and consistent footfall, with both Goodge Street and Tottenham Court Road stations within easy walking distance, alongside premium nearby hotels such as The Mandrake, The London EDITION, and The Charlotte Street Hotel.



Berners Street

Fuel the area's vibrant energy, home to Michelin Starred Akoko, The Berners Tavern and the Sandersons Hotel. Notable restaurant operations in Fitzrovia span everything from the globally inspired, multi-Michelin starred Kitchen Table to modern West African concepts Chishuru and Akoko. The neighbourhood seamlessly blends heritage institutions such as The Ninth and Pied a Terre, with new additions to the neighbourhood, Stevie Parle's Motorino and the permanent Mexican seafood residency Cometa at Carousel, collectively cementing Fitzrovia as one of London's most essential, lifestyle led dining destinations.

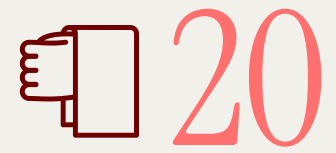
Fitzrovia food scene

The Fitzrovia food scene is a dynamic, high density culinary playground, defined by a rich tapestry of independent bistros, global cuisines, and Michelin starred heavyweights. Charlotte Street is a popular F&B destination, hosting a high concentration of acclaimed restaurants, supported by surrounding streets, Great Portland Street, Wells Street Rathbone Place.



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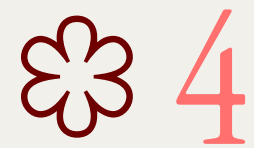
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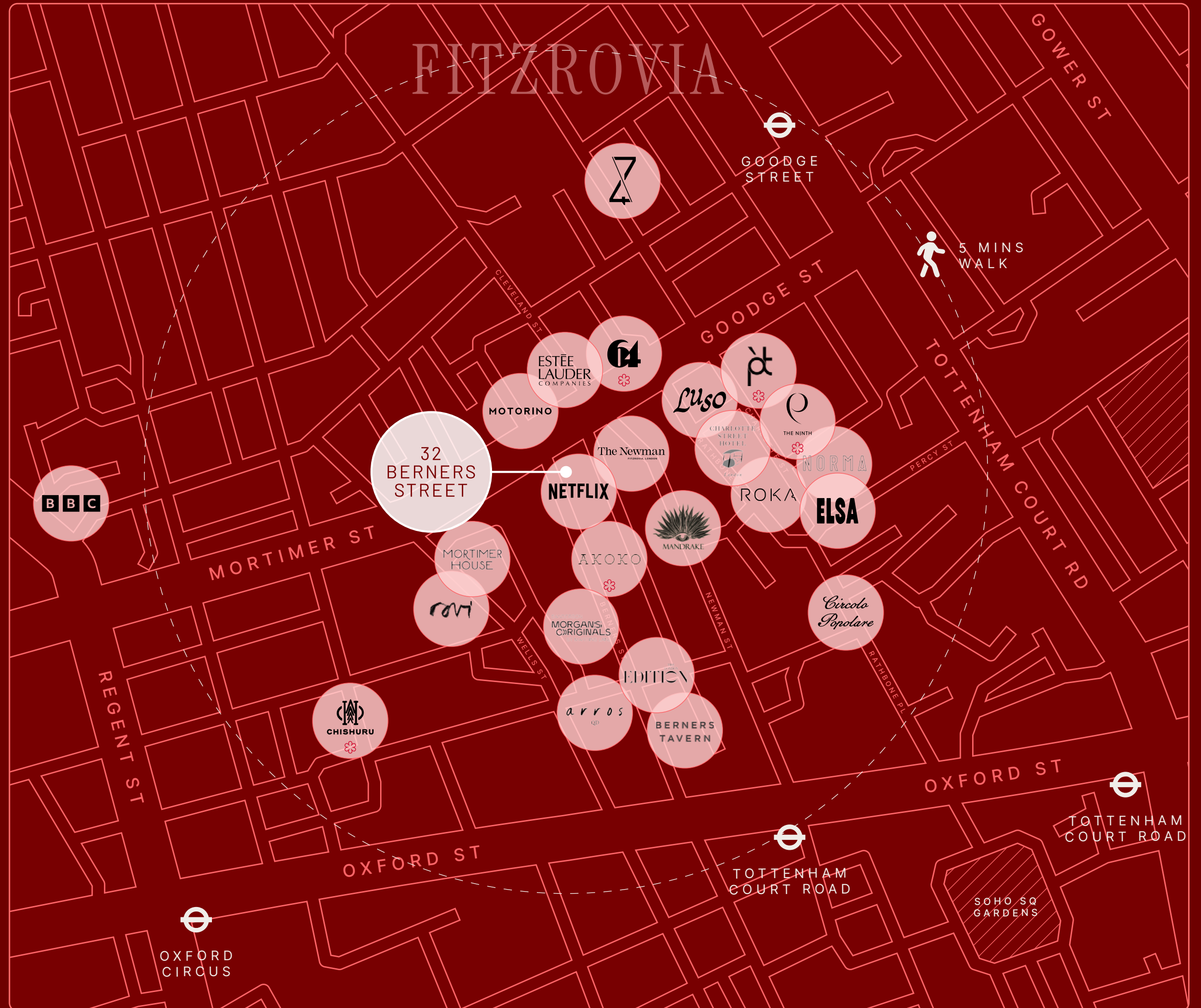
20 notable restaurants and dining establishments within a 5-minute walk of 32 Berners Street



Three Underground stations within an 8 minute walk

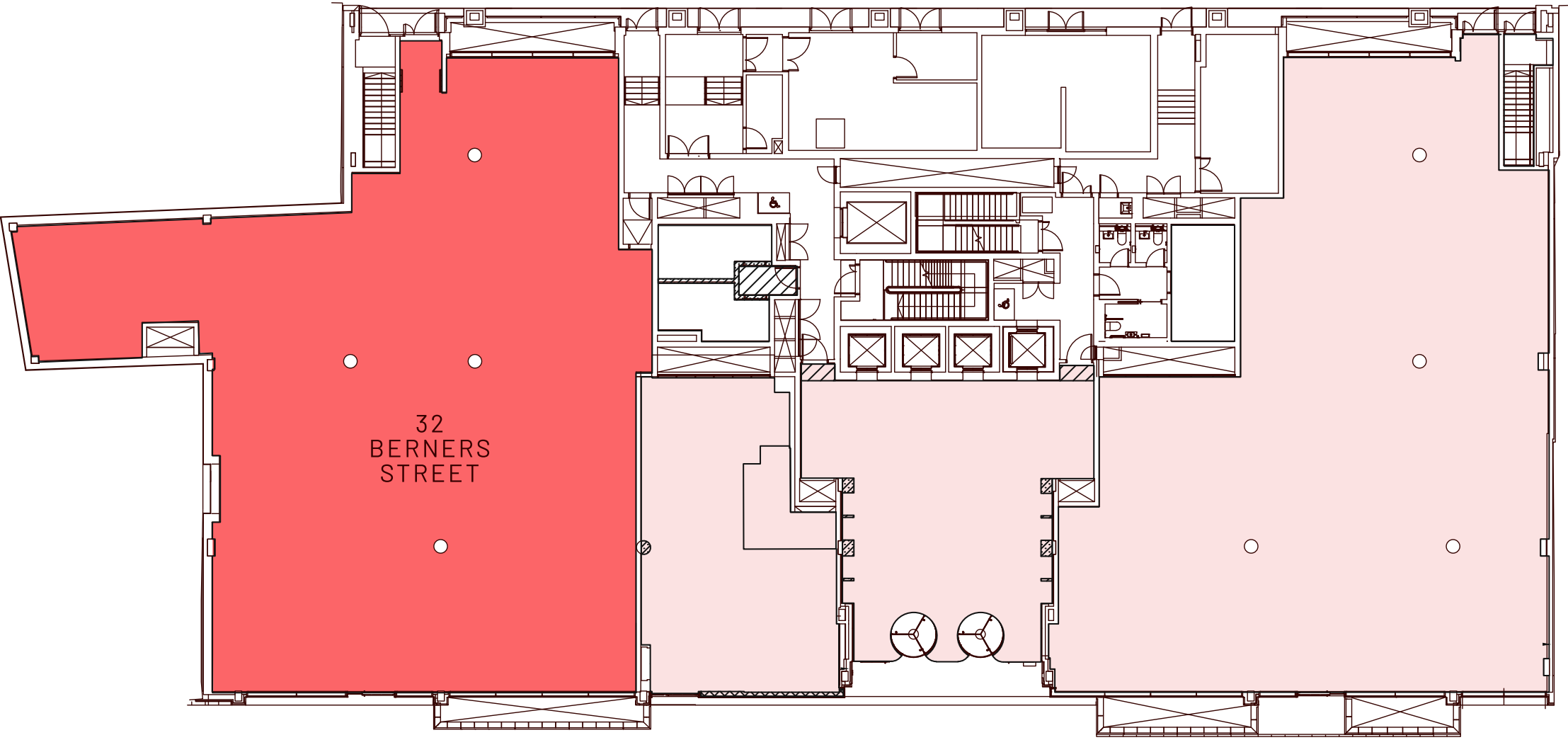


Fitzrovia is home to 4 Michelin Starred restaurants



PLANS

Ground Floor



BERNERS STREET

5,600 sq ft

total space on ground floor level

TERMS

Lease Terms

A new effective FRI lease to be granted outside the Landlord and Tenant Act 1954.

Rent

Rent upon application. The base rent will be exclusive of rates, VAT and all other outgoings.

Planning

The unit benefits from CLASS E planning consent.

Service Charge

£8,756.96 p.a

Condition

The unit is fully equipped with a kitchen, along with all mechanical, electrical, A/C, and HVAC systems in place.

Rateable Value

The rates payable for the unit (Future rateable value from 1 April 2026) are as follows:

Rateable Value:

£267,500

Rates payable (2025/26):

£148,462.50 p.a.

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Contact

For viewings please contact:

Daniel Rogers

07442 981 937

drogers@hanovergreen.co.uk

Alex Tentori

07928 690 717

atentori@hanovergreen.co.uk



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