



The Hanway, Fitzrovia

Soho, W1

FREEHOLD OPPORTUNITY FOR SALE
WITH SIGNIFICANT REDEVELOPMENT POTENTIAL (STPP)



This photo is for indicative purposes only

Executive Summary

The Hanway is a prime freehold building located in the heart of Fitzrovia and Soho, just moments from Oxford Street and the Elizabeth Line entrance at Tottenham Court Road.

The property provides a total of 4822 sq ft (3,861 sq ft (NIA)), arranged over lower ground, ground, and two upper floors.

The property benefits from excellent natural light, generous ceiling heights throughout and a flexible layout that can accommodate a wide range of occupiers.

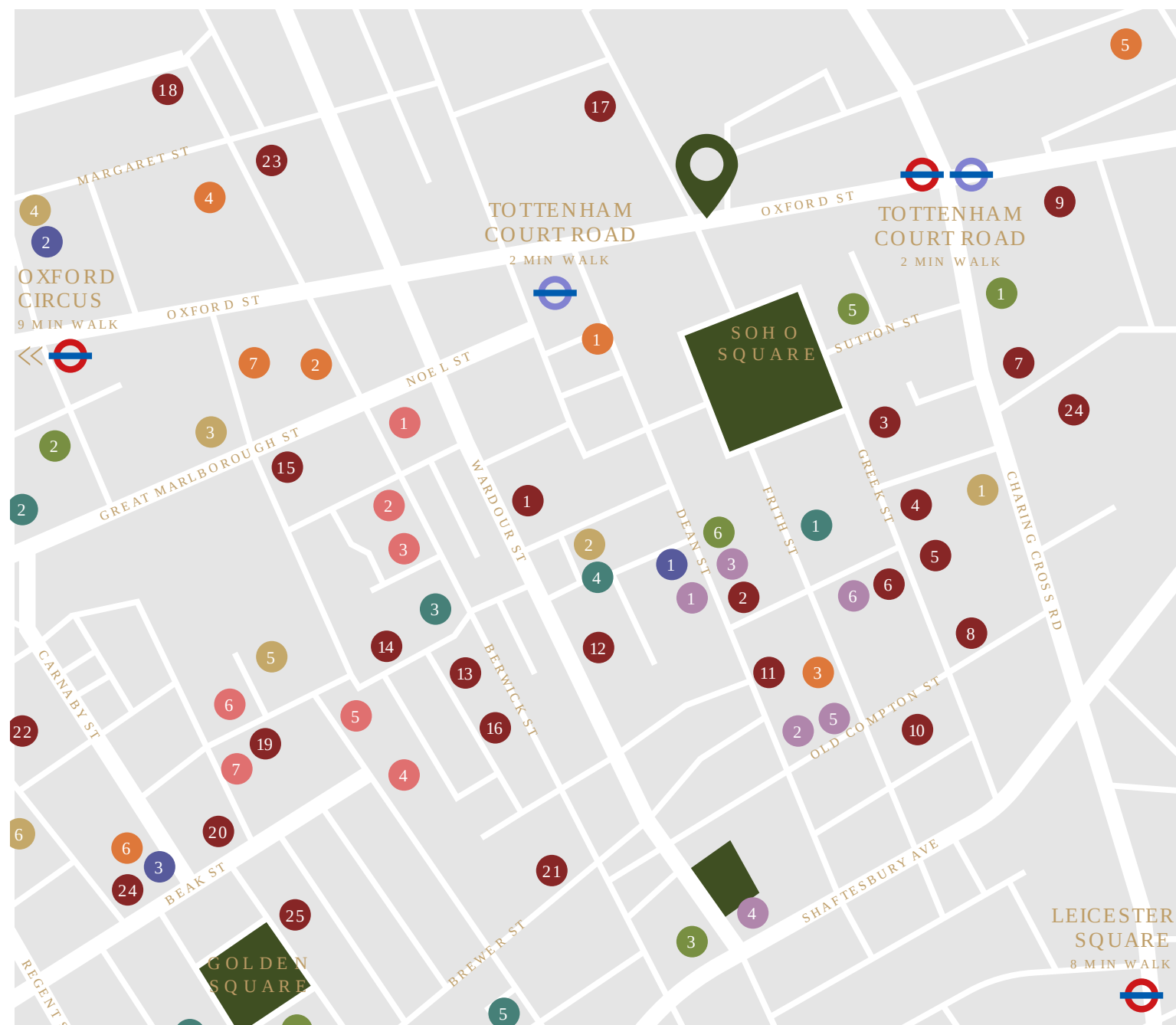
The property benefits from Class E Use and includes modern amenities such as fibre connectivity and air cooling units.

The property benefits from full vacant possession, the property is ideally suited for owner occupation or investment.

The property presents significant potential for redevelopment or repositioning (subject to planning), with opportunities for reconfiguration and additional floors in line with neighbouring properties.

We are Guiding £4,000,000 for the Freehold Interest.

LOCATION



RESTAURANTS

1. Inamo
2. Barrafini
3. Noble Rot
4. 10 Greek Street
5. Milk Beach
6. L'Escargot
7. Tattu
8. Eat Tokyo
9. Arcade Food Hall
10. Cecconi's
11. Cay Tre
12. 100 Wardour Street
13. Yauatcha
14. The Ivy
15. Bubala
16. The Duck & Rice
17. Circolo Popolare
18. ROVI
19. INKO NITO
20. Polpo
21. Randall & Aubin
22. Dishoom
23. Arros QD
24. Flat Iron
25. Bob Bob Ricard

CAFES

1. NO.79 Coffee & Mousse
2. Ole & Steen
3. Grind

MEMBERS CLUBS

1. Soho House
2. The Groucho Club
3. Quo Vadis
4. Century Club
5. Soho Whisky Club
6. The Union Club

GYMS

1. UNTIL Soho
2. Fitness Lab
3. SoulCycle
4. Rowbots
5. F45
6. Barry's

CULTURE

1. Outernet
2. The Photographer's Gallery
3. Sondheim Theatre
4. Frith Street Gallery
5. 21 Soho
6. Soho Theatre

BARS

1. MrFogg's
2. Ember Yard
3. Ronnie Scott's
4. Adam & Eve
5. The Bloomsbury Club
6. Cahoots
7. Brewdog

RETAIL

1. Ted's Grooming Room
2. Sister Ray
3. Oliver Spencer
4. Byredo
5. A.P.C
6. Percival
7. END.

HOTELS

1. Hazlitt's
2. Courthouse Hote
3. Broadwick Soho
4. The Soho Hotel
5. Ham Yard
6. Karma Sanctum

THE NEIGHBOURHOOD

Situated on Hanway Street, just off Oxford Street, The Hanway is positioned at the centre of one of London's most vibrant districts. Fitzrovia and Soho are internationally renowned for their eclectic mix of offices, restaurants, cafés, cultural venues, and retail destinations.

The property benefits from outstanding transport connectivity, with Tottenham Court Road station (Elizabeth, Central and Northern Lines) only a one-minute walk away. Oxford Circus, Covent Garden, Bloomsbury, and Marylebone are all within easy reach.



Tottenham Court Road Station

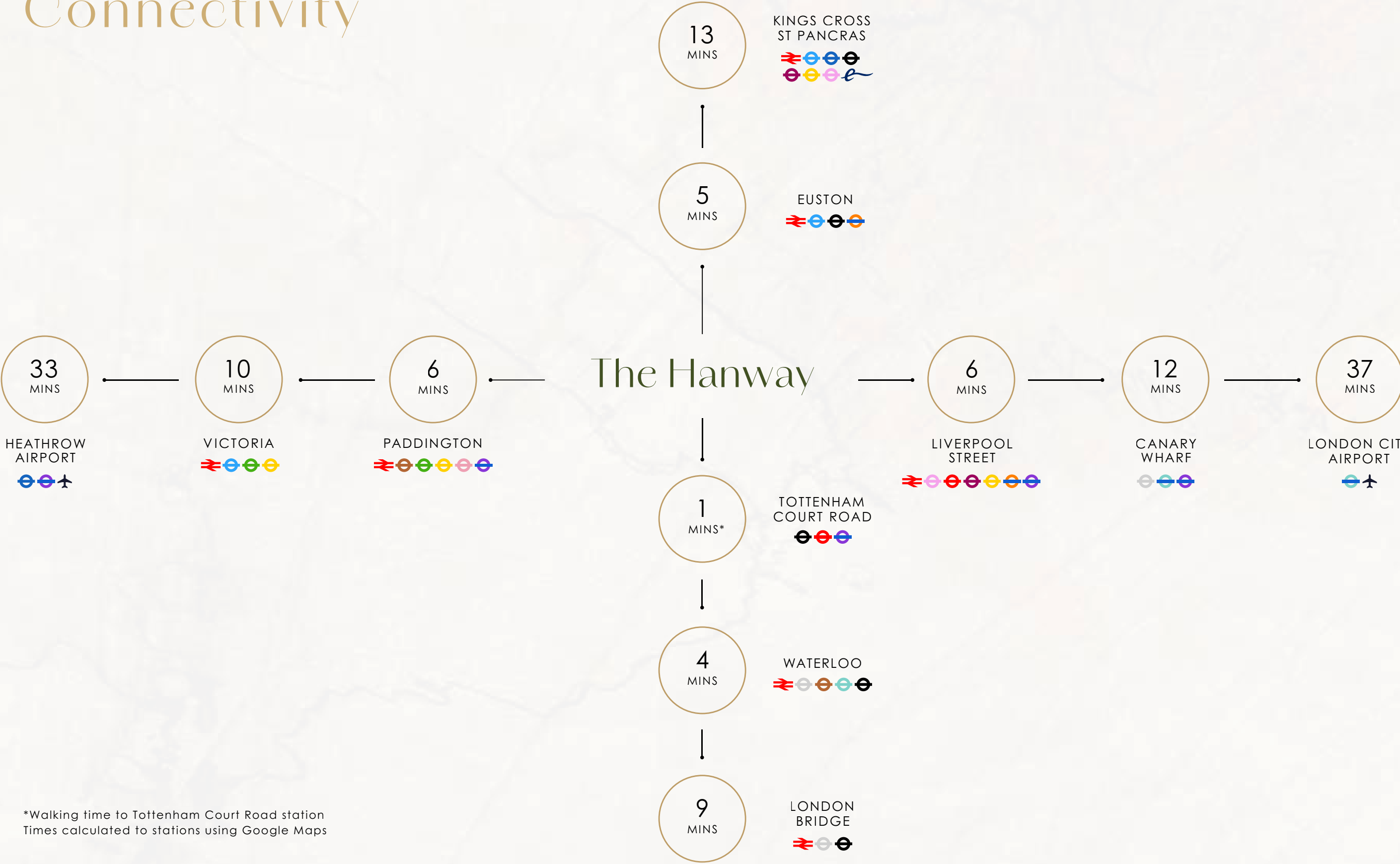


Soho



Oxford Street

Connectivity



*Walking time to Tottenham Court Road station
Times calculated to stations using Google Maps

Description

The Hanway comprises an attractive Class-E office and studio building arranged across four floors. The property benefits from two separate entrances and excellent natural light from large windows to both the front and rear. The accommodation is fitted with meeting rooms and private offices, supported by modern facilities including fibre connectivity and air cooling units. The upper floors enjoy particularly impressive ceiling heights, creating bright and spacious workspaces.

The building offers flexibility for a variety of uses and presents significant potential for redevelopment or repositioning (subject to planning), with opportunities for reconfiguration and an additional floor in line with neighbouring properties (Hanway House). This would provide further office accommodation (STPP).

We commissioned local practice Works Architecture to explore the feasibility of adding an additional floor to the building. Their study — drawing on extensive experience within the area — indicates the potential for a third-floor extension providing approximately 72 sqm (GIA), 57 sqm (NIA), and an external terrace of 19 sqm.

The accompanying CGI, illustrated on Page 2, provides an indicative visualisation of how the enhanced and extended building could appear from street level.

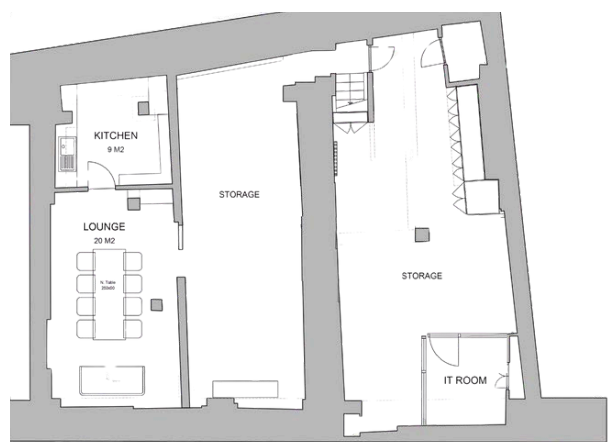




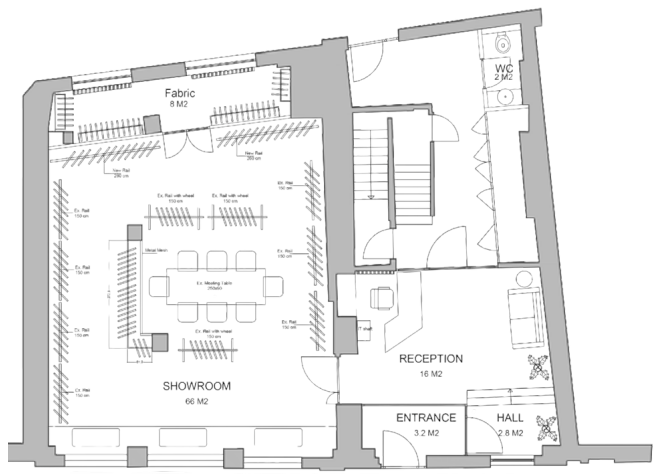
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Floor Plans

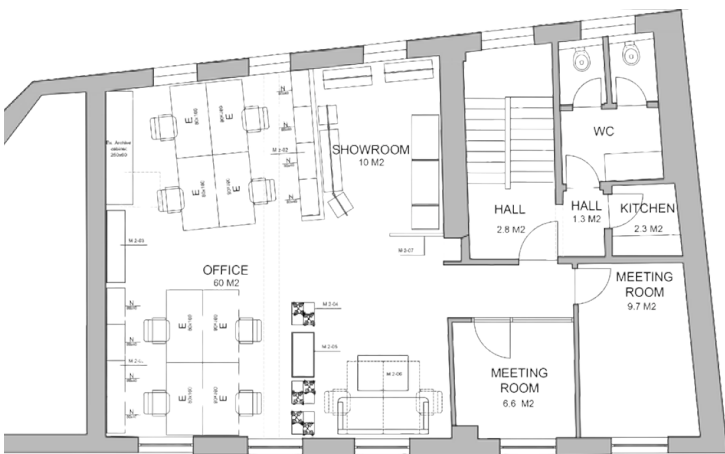
Accommodation Schedule



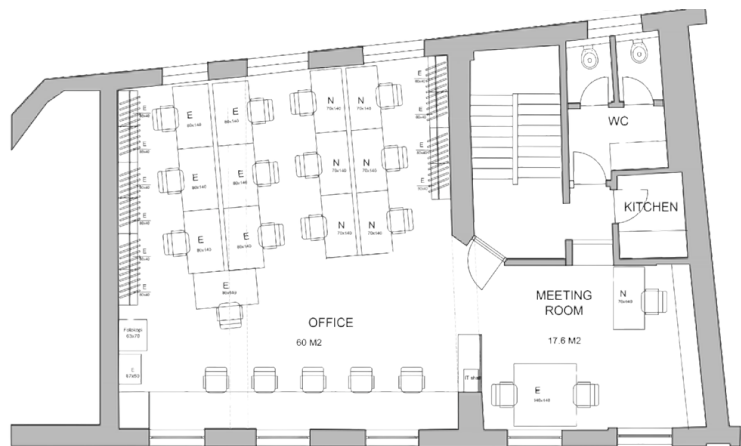
Lower Ground Floor



Ground Floor



2nd Floor



First Floor

Floor	Use	NIA (sq ft)	GIA (sq ft)
Lower Ground	Office	1,200	1,276
Ground	Office	890	1,288
First	Office	881	1,129
Second	Office	890	1,129
Total		3,861	4,822

TENURE

The Property is held under the Freehold Title Number: 410522

FURTHER DETAILS

We are Guiding £4,000,000 for the Freehold Interest.

The property is held in a Special Purpose Vehicle (SPV), offering potential purchasers significant Stamp Duty Land Tax savings (approximately £200,000). Documentation confirming the status of the SPV is available upon request.

VAT

The property is elected for VAT (by arrangement).

EPC

Available Upon Request.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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. September 2025

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