

24-25 FOLEY STREET

LONDON, W1W 6DX

LOWER GROUND FLOOR PREMISES IN THE HEART OF FITZROVIA

LGF
992 SQ FT

SUITABLE FOR BUSINESS CLASS E
(OFFICES, MEDICAL, LEISURE ETC.)

Available from December 2026.

RIB

ROBERT IRVING BURNS

24-25 FOLEY STREET



DESCRIPTION

The property comprises a smartly fitted, self-contained lower ground floor premises, accessed via a communal staircase and providing attractive, characterful accommodation suitable for a variety of Class E uses.

The space benefits from timber flooring, exposed brickwork and steel beams, together with LED and spot lighting, creating a modern working environment with plenty of character. The accommodation further benefits from a kitchenette, shower facilities, two WCs, fresh-air ventilation, electric heating, entry-phone system and data points, together with useful vault storage. The premises would be well suited to office, medical, studio, wellness or other Class E occupiers, subject to any necessary consents.



SPACE

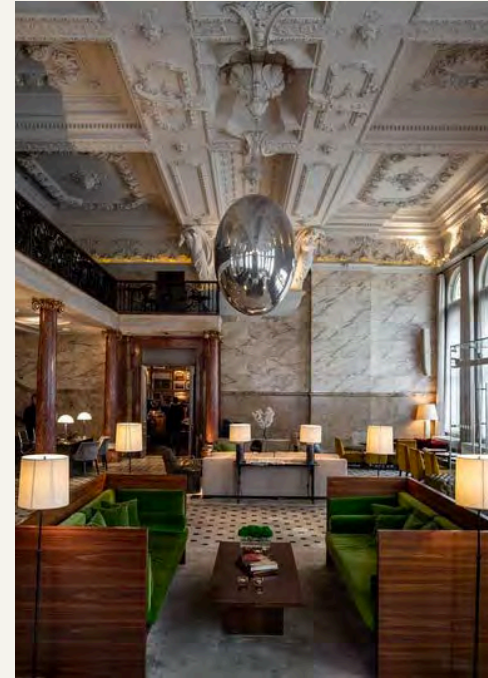
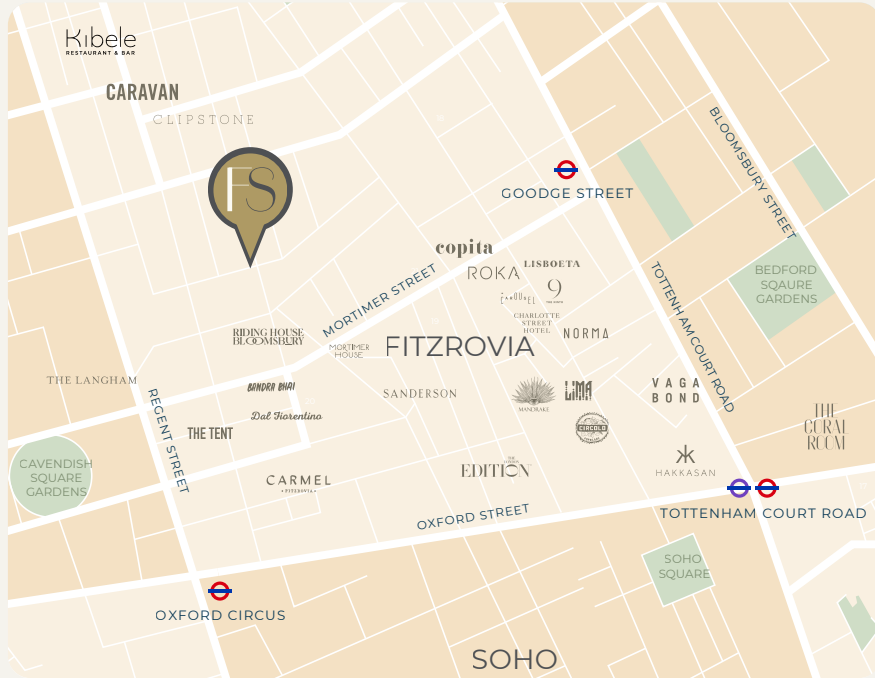
Floor	LGF
Total Size (sq.ft.)	992
Quoting Rent (p.a.) excl.	£37,200
Service Charge	TBC
Estimated Rates Payable (p.a.)	£11,772
Estimated Occupancy Cost excl. (p.a.)	£48,972

AMENITIES

- | | |
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| <ul style="list-style-type: none">• LED and spot lights• Shower• 2 WC's• Storage vaults• Wall Mounted Electric Heaters | <ul style="list-style-type: none">• Entry Phone• Timber Flooring• Kitchenette• Exposed Brickwork• Data Points |
|--|---|







LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

Located on the ground floor, this property offers the perfect opportunity for your business to thrive in a vibrant and dynamic environment. Foley Street is just a few minutes' walk from Great Portland Street (Circle, Hammersmith & City, Metropolitan lines), Warren Street (Northern and Victoria lines), and Oxford Circus (Bakerloo, Central and Victoria lines) tube stations, providing excellent transport links to the rest of the city.

Surrounded by an array of amenities, Foley Street is home to some of the city's most popular cafes, restaurants, and shops. Enjoy a delicious coffee at the renowned Kaffeine or grab a bite to eat at the nearby Sergios, Drunch, Crown & Sceptre Pub or Meraki. For those who love to shop, Oxford Street is just a short walk away, offering a vast range of high street and luxury brands.

This bustling area is perfect for those looking to network and socialize, with its lively atmosphere and friendly community. You'll also find a variety of gyms, supermarkets, and other convenience stores just moments away, making it the perfect location for your business needs.

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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 December 2026 & 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

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RIB

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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.