

RIB

ROBERT IRVING BURNS

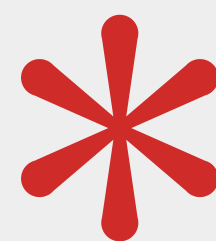
91 GREAT TITCHFIELD STREET

FITZROVIA W1

Lower Ground to Forth Floors available in attractive building,
providing excellent levels of natural light.

Forth Floor benefiting from fantastic rear terrace with views
overlooking Fitzrovia.

2025



(01)





Set across the Lower Ground and 4th floors of a well-presented building in the heart of Fitzrovia, this modern office space offers a bright and contemporary working environment. Each floor benefits from new flooring, excellent natural light, and private WCs, providing a comfortable and functional setting for businesses.

The top floor enjoys the added advantage of a small roof terrace, offering a rare outdoor breakout space. Secure access is ensured with a coded entry system and CCTV, while the smart and modern common areas further enhance the professional feel of the building.

Located in one of London's most sought-after creative hubs, this office space is ideal for businesses looking for a well-connected and stylish workspace.



TO LET * 01

**creative &
innovative**



Floor	LGF	GF	1st	2nd	3rd	4th	(05)
Size(sq.ft.)	1,141	897	506	506	517	506	

Total	
Size(sq.ft.)	4,073
Quoting Rent (p.a.)	£228,985
Estimated rates payable (p.a.)	£92,668
Service Charge	£10,941
Estimated Occupancy Cost (p.a.)	£327,265

FINANCIALS

* 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

New effective Full Repairing and Insuring lease(s) 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.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

D 100

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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. June 2025

* CONTACT US

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