

# 6 FITZROY SQUARE

Fitzrovia



LDG



6 Fitzroy Square











## DESCRIPTION

6 Fitzroy Square is an impressive Georgian terrace building located on the attractive private and pedestrianised Fitzroy Square, which is centred by a Georgian garden, which occupiers can secure access to. The workspace provides bright accommodation showcasing period features, with its own demised kitchenette and cloakroom and shower.

## HIGHLIGHTS

- Impressive Georgian Terrace Building
- Located On A Georgian Square With A Private Shared Garden
- Impressive Grand Entrance
- Excellent Natural Light
- Good Floor To Ceiling Height
- Period Features
- Private Kitchen, Cloakroom & Shower
- Furniture Available, By Negotiation

## LEASE

From 12 months, or longer.

## BUILDINGS INSURANCE

Please note - buildings insurance may apply to this property as an additional cost.

## CONNECTIVITY

We understand that fibre has been installed by G.Network. Further information available upon request.

## FURNITURE

The existing tenants' furniture could be available, subject to negotiation.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## COMMUTE

Warren Street. 3 mins  
Great Portland Street. 4 mins  
Goodge Street. 7 mins  
Euston. 10 mins  
Tottenham Court Road. 14 mins

## PARKING

ParkBee Clipstone Mews - 3 mins.

## FOODIE HOTSPOTS

- Honey & Co - Clipstone  
- Mere - Bento Ya

## LIQUID LUNCH

- Lore Of The Land - The Albany  
- Smugglers Tavern - Prince Of Wales Feather

## A STRETCH AWAY

- The Gym - Tens Fitness  
- Psyche - Grow Fitness

## FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	682	£45,000 /annum	£16,768 /annum	£1,500 /annum	£5,272.33	£63,268	Available

Ready to talk?



CINDY  
MARINIELLO

DD: 020 7291 0992  
M: 07407 479455  
E: cindy@ldg.co.uk



HARRY  
ISAACS

DD: 020 7291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

6 Fitzroy Square

