

39 FITZROY SQUARE

LONDON W1T

To Let

ELEGANT GRADE I LISTED GEORGIAN
FIVE-STOREY BUILDING IN FITZROY SQUARE

LOWER GROUND FLOOR TO 3RD FLOOR
3,063 SQ.FT.

RIB

ROBERT IRVING BURNS

39 Fitzroy Square





DESCRIPTION

George House is an elegant Grade I listed Georgian townhouse overlooking Fitzroy Square, providing a prestigious business address in the heart of Central London. The property has been comprehensively refurbished and is presented to an exceptional standard throughout.

The offices combine the building’s historic character and period features with a high-quality contemporary working environment. Occupiers benefit from fast Wi-Fi, meeting rooms, business lounges, coworking areas and well-appointed kitchen facilities.

Set within one of the West End’s most desirable garden squares, George House offers an impressive balance of Georgian elegance and modern workspace, providing a refined, professional and flexible environment for ambitious businesses.

AMENITIES

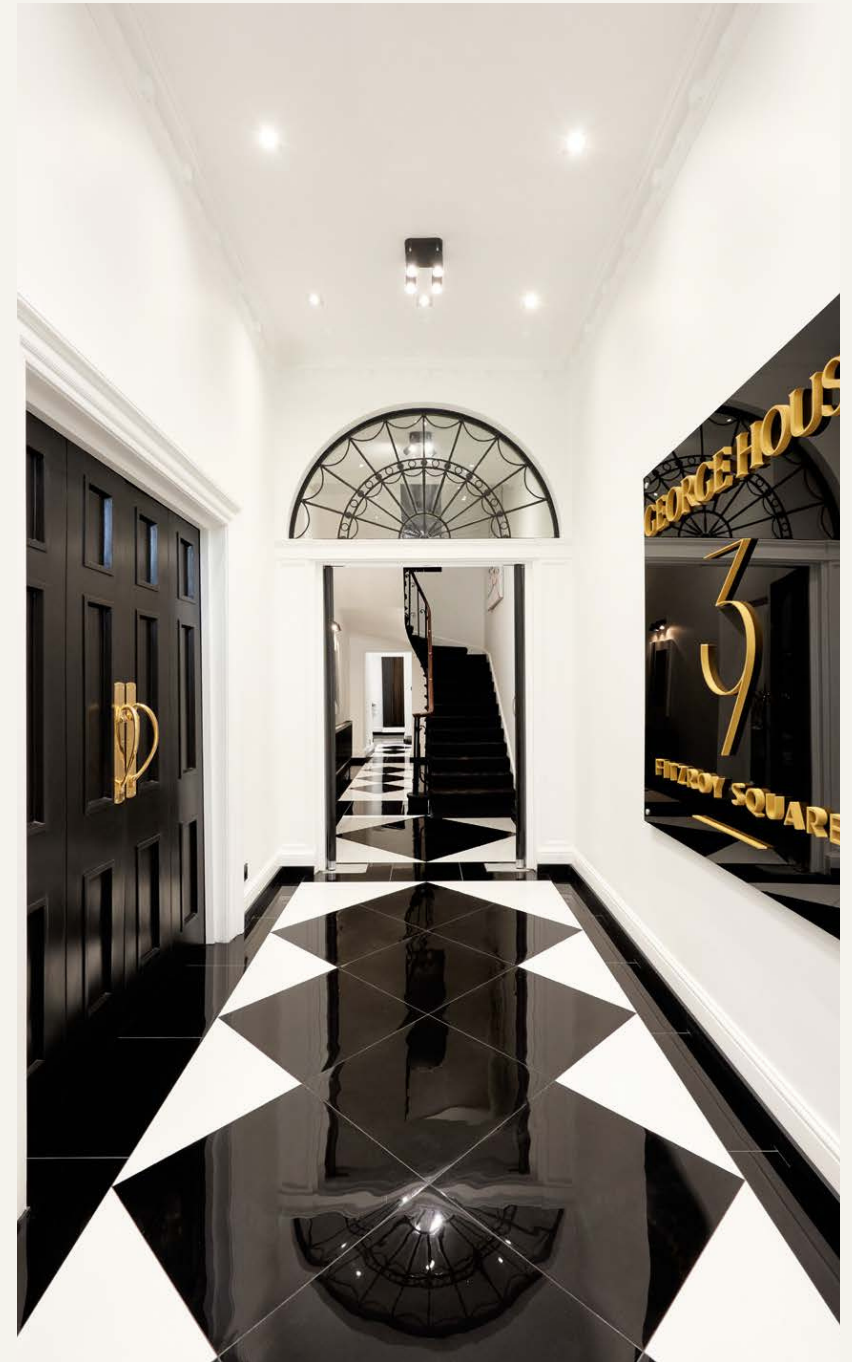
- NEWLY REFURBISHED
- FIRST CLASS CONDITION
- HIGH-SPEED WIFI
- MEETING ROOMS
- BUSINESS AND EXECUTIVE BOARDROOMS
- BUSINESS LOUNGES
- FULLY EQUIPPED KITCHEN
- QUALITY RECEPTION AREA
- IT AND AV SUPPORT
- SECURE COVERED BIKE PARKING

FINANCES

UNITS	Total
SIZE (SQ.FT.)	3,063
QUOTING RENT (P.A.)	£199,000
ESTIMATED RATES PAYABLE (P.A.)	£105,852
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£304,852

UNITS	LOWER GROUND FLOOR	GROUND FLOOR	1st	2nd	3rd
SIZE (SQ.FT.)	781	622	608	585	467









LOCATION

LOCATED IN CENTRAL LONDON

Situated within the distinguished Fitzroy Square, 39 Fitzroy Square occupies a prominent position on the corner with Grafton Way. Fitzroy Square is renowned for its Georgian architecture and historical significance, having been home to notable figures such as George Bernard Shaw and Virginia Woolf.

The property benefits from close proximity to Charlotte Street and Tottenham Court Road, both offering a vibrant array of restaurants, cafés, and shops. Excellent transport links are available nearby, with Warren Street, Great Portland Street, and Goodge Street underground stations all within easy walking distance, providing convenient access across Central London.



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

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

75C

VAT

TBC

FLOOR PLANS

Available upon request

CONTACT US

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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. August 2026

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