



26 GOODGE STREET

London, W1T 2QG

TO LET

MODERN OFFICE
FLOOR IN THE HEART
OF FITZROVIA

- Economical Workspace
- NIL Business Rates Premises
- Fitted With Meeting Room / Office
- Good Natural Light
- Good Ceiling Height
- Sash Windows
- Demised Cloakrooms
- Demised Tea Point
- Entry Phone
- Centrally Heated
- Furniture Packages Available,
Subject To Negotiation



RIB

ROBERT IRVING BURNS

DESCRIPTION

An economical workspace with joining meeting room/office and sash windows overlooking Fitzrovia's vibrant Goodge Street.

The premises further benefits from nil business rates payable and great natural light.



FINANCIALS

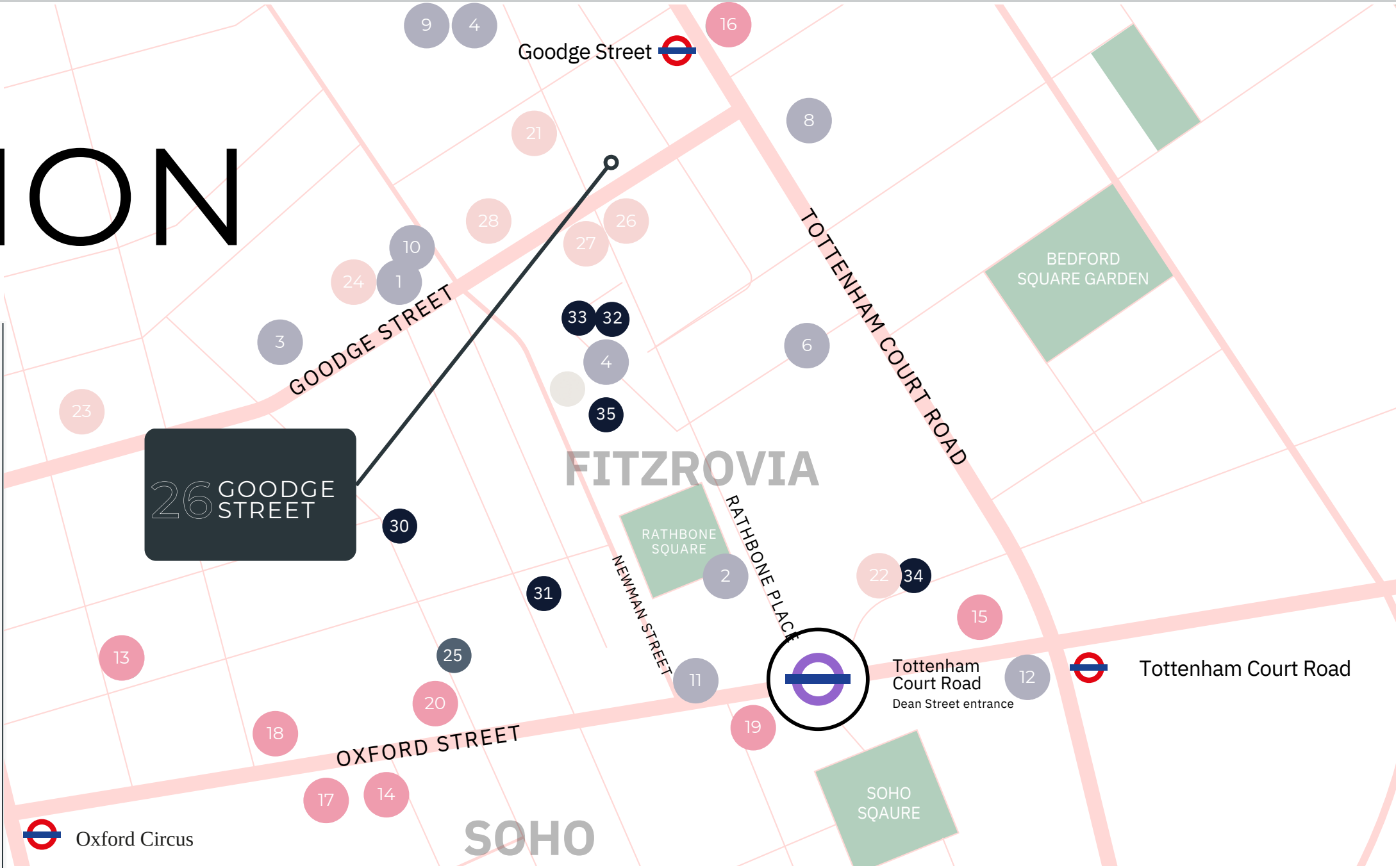
Floor	TOTAL
Total Size (sq.ft.)	300
Quoting Rent (p.a.) excl.	£19,500
Service Charge	£2,250
Estimated Rates Payable (p.a.)	NIL
Estimated Occupancy Cost excl. (p.a.)	£21,750

Please note this is a NIL Business Rates Premises

LOCATION

Located in the vibrant heart of Fitzrovia, 26 Goodge Street offers excellent connectivity and a bustling local environment. Goodge Street Underground Station is just a 3-minute walk away (0.1 miles), providing swift access to the Northern Line. Other nearby stations include Tottenham Court Road (0.3 miles) and Warren Street (0.4 miles), ensuring convenient travel across London.

The area is surrounded by a variety of local occupiers, including popular eateries such as Bao and Mowgli, as well as the Fitzroy Tavern and Queen Charlotte pubs, offering diverse dining and socializing options.



Offices

- 1. Estée Lauder
- 2. Meta
- 3. Bakkavor Group
- 4. Atomico ventures
- 5. Saatchi & Saatchi
- 6. Fremantle Media & Talkback Thames
- 7. Gardiner & Theobald
- 8. Dennis Publishing
- 9. Arup
- 10. Gerald Eve
- 11. BNP Paribas Exane
- 12. G-Research

Retailers

- 13. All Saints
- 14. M&S
- 15. Primark
- 16. Heal's
- 17. Estée Lauder
- 18. Urban Outfitters
- 19. Zara
- 20. UNIQLO

Restaurants

- 21. Gaucho
- 22. Hakkasan
- 23. Riding House Café
- 24. The Arber Garden
- 25. Berners Tavern
- 26. Pied à Terre
- 27. Roka
- 28. Salt Yard

Hotels

- 30. Sanderson
- 31. London Edition 32. Charlotte Street Hotel
- 33. Rathbone Hotel
- 34. The Bloomsbury
- 35. The Mandrake

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

Available on request.

VAT

TBC

FLOOR PLANS

Scaled plans available on request.

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.

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