

61-65 CHARLOTTE STREET FITZROVIA W1

FREEHOLD FOR SALE / TO LET
FULLY FITTED OFFICES FOR IMMEDIATE OCCUPATION

CONTEMPORARY OFFICE DUPLEX OVER GROUND AND LOWER GROUND TOGETHER WITH TWO RETAIL UNITS

SUMMARY

- Freehold.
- Impressive self-contained office duplex with two prominent retail units.
- Situated in prime Fitzrovia, one of the West End's most desirable submarkets.
- Game-changing Elizabeth line services have transformed Tottenham Court Road Station into a major transport hub with Central and Northern line connectivity.
- Comprehensively developed behind a retained period façade. The office fit-out was completed in 2023.
- 9,448 sq ft GIA of commercial floorspace.
- Fully fitted Grade A offices sold with vacant possession.
- Amenities include;
 - Fully fitted with desks, meeting rooms and kitchens.
 - Spacious reception with concierge.
 - 13-person passenger lift (DDA compliant).
 - Contemporary exposed finishes.
 - Feature internal staircase.
 - Air-conditioning throughout.
 - LED lighting and raised access floors.
- Fitzrovia is experiencing strong rental growth. Cat A rents exceed £110 psf, with premium floors commanding £120-130 psf. Fitted floorspace trades at a premium.
- Offers are invited, subject to contract, for the freehold interest.

61-65 CHARLOTTE STREET
FITZROVIA W1





COVENT GARDEN

ST JAMES'S

SOHO

FITZROVIA

BLOOMSBURY


TOTTENHAM
COURT ROAD


GOODGE
STREET

61-65

New Oxford Street

Soho Square

Oxford Street

Bedford Square

Tottenham Court Road

British Museum

BT Tower

LOCATION

Charlotte Street is situated in London's West End, within the vibrant and highly desirable Fitzrovia submarket, bordered by Marylebone, Soho, Euston and Bloomsbury.

Fitzrovia is home to numerous cafés, bars, shops, hotels, pubs, clubs and gyms. There are numerous museums and cultural attractions within the wider vicinity.

Elizabeth line services at Tottenham Court Road (St Giles Circus and Dean Street ticket halls) have delivered game-changing infrastructure improvements which are driving private sector regeneration at pace.

The location appeals to a wide variety of occupiers and has long attracted the creative, media and entertainment industries and more recently financial and professional service sector occupiers.

Notable examples include; Estee Lauder, Boston Consulting, Arup, Skyscanner, Fremantle Media, Freud Communications, MTV, Westbrook and Associated British Foods.

Charlotte Street neighbours London's 'Knowledge Quarter', an area encompassing Kings Cross, Euston and Bloomsbury. This science and innovation 'cluster' is home to a thriving ecosystem of collaborative universities and research institutes including; Francis Crick Institute, University College Hospital, British Library, University of London, Great Ormond Street Hospital and The Alan Turing Institute.



LOCAL OCCUPIERS

RESTAURANTS & BARS

- 01 Six By Nico
- 02 Salt Yard
- 03 Lima
- 04 Circolo Popolare
- 05 Pentole & Padelle
- 06 SKZO
- 07 Kitchen Table
- 08 Noize
- 09 Roka
- 10 Carousel
- 11 Rising Sun
- 12 Mr Fogg's
- 13 Oak & Smoke
- 14 The Royal Cocktail Exchange
- 15 One Tun
- 16 The Life Goddess
- 17 Amelie's Wine House
- 18 Honey & Co Daily
- 19 RAI
- 20 Riding House Café
- 21 64 Goodge Street
- 22 Salt Yard
- 23 Norma
- 24 Uzumaki London

HOTELS

- 01 Charlotte Street Hotel
- 02 The Grafton Hotel
- 03 The Sanderson
- 04 The Rathbone
- 05 The Mandrake
- 06 The Langham
- 07 The London Edition

LOCAL OCCUPIERS

- 01 Virgin
- 02 Twenty20 Capital
- 03 Coleridge Capital
- 04 Generation Media
- 05 Randox Health
- 06 Arup
- 07 Santander Asset Management
- 08 Netflix
- 09 Benevolent AI
- 10 PWP
- 11 Estee Lauder
- 12 Michael Kors
- 13 Boston Consulting
- 14 Heal's
- 15 Westbrook
- 16 Freud Communications
- 17 Associated British Foods
- 18 Fremantle Media
- 19 Skyscanner

COFFEE SHOPS

- 01 Black Sheep Coffee
- 02 Blank Street Coffee
- 03 CONA
- 04 Caffé Nero
- 05 THE BARN Café
- 06 The Lower Fifth Coffee House
- 07 The Penny Drop
- 08 Ole & Steen



CONNECTIVITY

The property enjoys superb connectivity.

Tottenham Court Road (Northern, Central & Elizabeth lines), Goodge Street (Northern line) and Oxford Circus (Central, Bakerloo & Victoria lines) are all within a 5–10 minute walk.

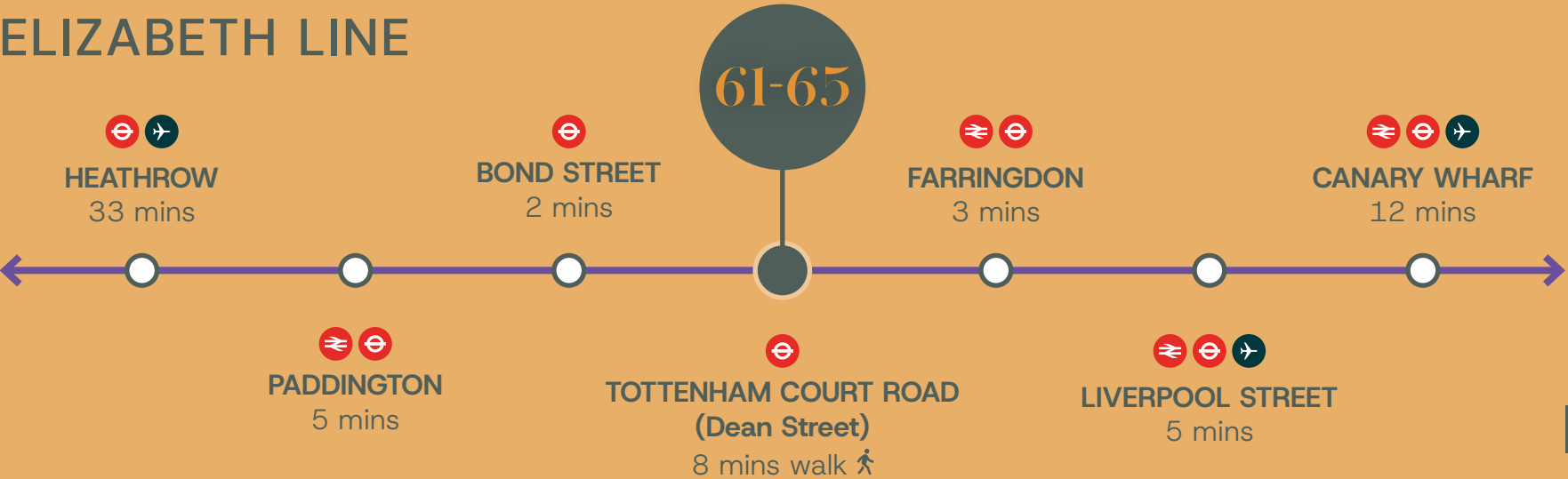
Elizabeth line services have delivered game-changing improvements transforming Tottenham Court Road station into a West End hub, offering faster, more direct connections to major destinations across London. Journey times to Paddington Station and Canary Wharf have been reduced to just 8 & 10 minutes respectively.

Euston, King’s Cross, Waterloo and Liverpool Street mainline stations are accessible via London’s transport network. The Eurostar terminal at St Pancras provides high-speed rail links to Continental Europe.

London’s commercial airports are all accessible in under one hour. Heathrow Terminals 2 & 3 are c. 35 minutes via the Elizabeth line.



ELIZABETH LINE



DESCRIPTION

61-65 Charlotte Street was comprehensively developed behind a retained period façade. The office fit-out was completed in March 2023 (the shell and core works were completed in 2017).

The property provides 9,448 sq ft (877.74 sq m) GIA of commercial accommodation arranged over ground and lower ground floors.

The office duplex is arranged over ground and lower ground floors. The suite is self-contained and is accessed via a spacious reception from Charlotte Street. A feature staircase connects the two floors, complementing the main service core.

The offices provide open-plan, lateral accommodation which affords a high degree of occupational efficiency.

There are two self-contained retail units fronting Charlotte Street totalling 415 sq ft GIA. These can continue to operate as they are or potentially amalgamated with the ground floor offices to provide street frontage with branding potential (subject to the necessary consents).



The offices are fully fitted with desks, meeting rooms and kitchens, enabling immediate occupation. Amenities include:-

- Spacious reception with concierge and seating.
- Fully fitted with desks, meeting rooms, kitchens and breakout spaces.
- Exposed structural features and services.
- A 13-person passenger lift (DDA compliant).
- Ceiling mounted air-conditioning.
- LED lighting.
- Feature internal staircase.
- Raised access floors.
- Dedicated male, female and disabled WCs.
- Shower and changing facilities.

ACCOMMODATION

The property has been referenced by 3sixty Measurement Ltd on a Gross Internal and Net Internal basis. The report is available upon request.

FLOOR	USE	GIA (SQ FT)
Ground	Office Reception	3,710
Lower Ground	Office	5,323
63 Charlotte St	Retail	256
65 Charlotte St	Retail	159
OFFICE		9,033
RETAIL		415
TOTAL		9,448

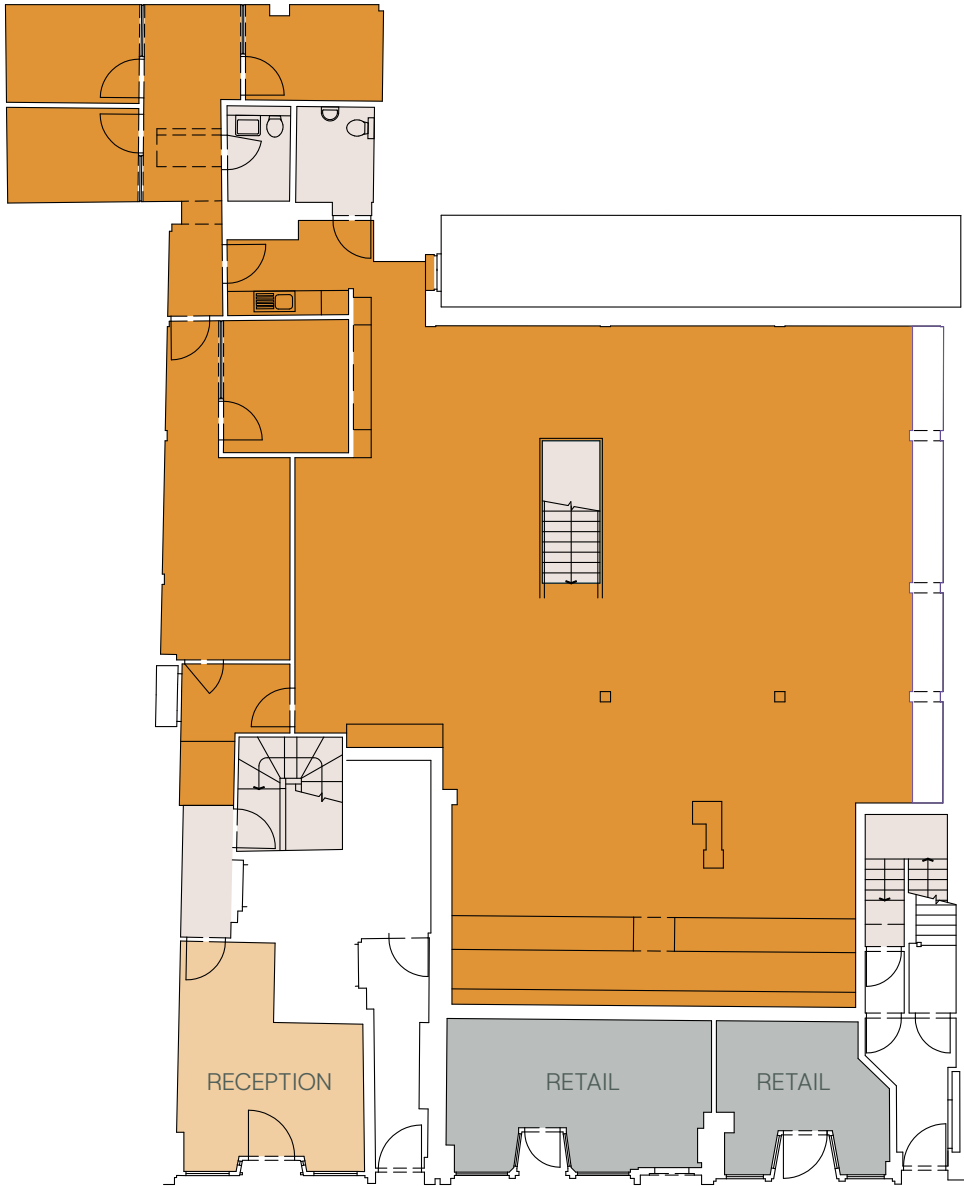
- Office

Reception

Retail

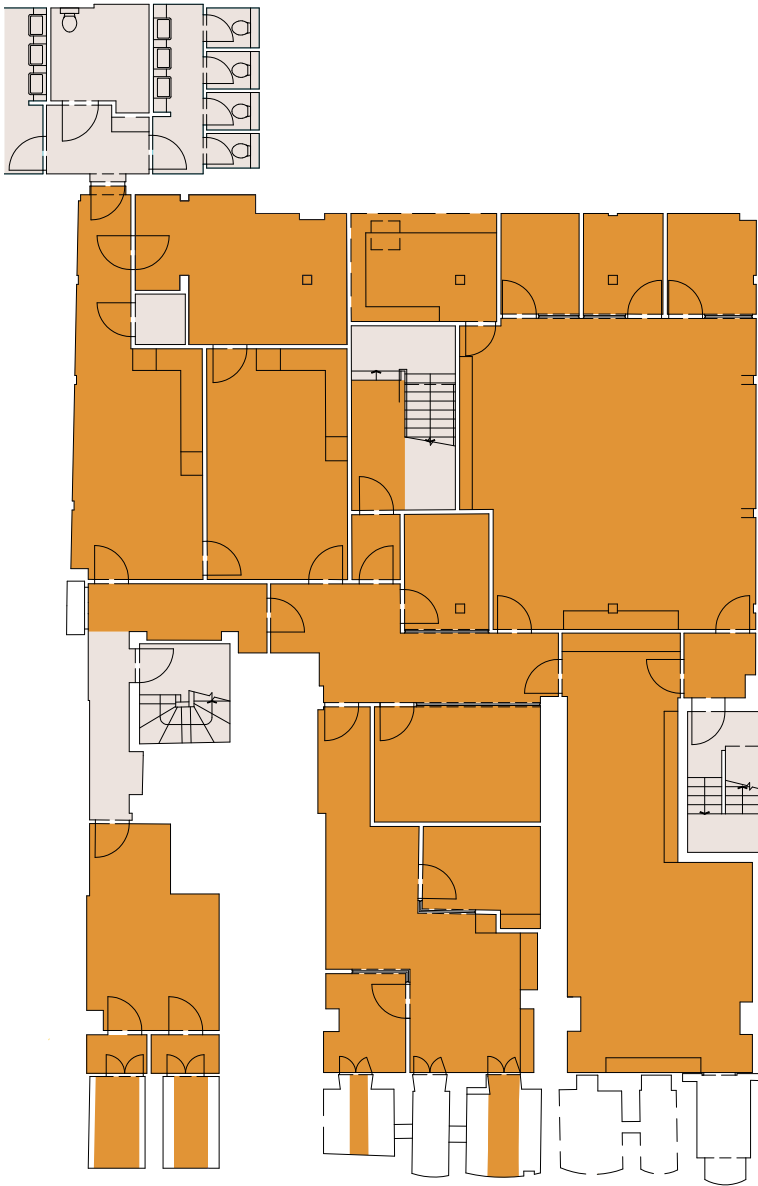
Core

GROUND FLOOR



CHARLOTTE STREET

LOWER GROUND FLOOR



CHARLOTTE STREET



Lower Ground Kitchen



Ground Floor Office



Lower Ground Boardroom



13-Person Lift



Lower Ground Kitchen

TENURE

Freehold (by way of four separate titles).

The upper floors (in residential use) are subject to an overriding 250 year headlease from 11/03/2021, reserving a peppercorn headrent.



 Floor plans not to scale, for indicative use only



FURTHER INFORMATION

TENANCY

The offices and the retail unit at 65 Charlotte St are sold with vacant possession.

63 Charlotte Street is let to Casual Fitters Ltd (surety from Julian Lloyd Jones) by way of a lease expiring 25/09/2028. The tenant may determine as at 20/09/2027 upon serving six months' notice.

The rent reserved is £34,000 per annum exclusive. The lease is excluded from the L&T Act 1954 and is subject to a Schedule of Condition.

PLANNING

The property is not listed but is situated in the Charlotte Street Conservation Area.

EPC

Offices certified EPC B, valid until 27/05/2035.

VAT

The property is elected for VAT. It is envisaged that the transaction will be undertaken as a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations.

PROPOSAL

Offers are invited, subject to contract, for the freehold interest.

The residential upper parts are excluded from the sale however the Vendor may entertain enquiries.

HK LONDON

DOUGLAS HALL

+44(0) 20 7100 5555
+44(0) 7770 721 008
douglas@hk-london.com

LOUIS JACOBS

+44(0) 20 7100 5555
+44(0) 7799 765 350
louis@hk-london.com

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HK London (trading name of HK Property Services Ltd for themselves and for the vendors of this property who agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchaser's and do not constitute, not constitute part of, or an offer or contract b) all descriptions, dimensions, references or condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of them c) no person in employment of HK London (trading name of HK Property Services Ltd) has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract – October 2026

MADE BY TAYLER REID