



# 2 WINDMILL STREET

London, W1T 2HX

**TO LET**

**NEWLY REFURBISHED PREMISES**

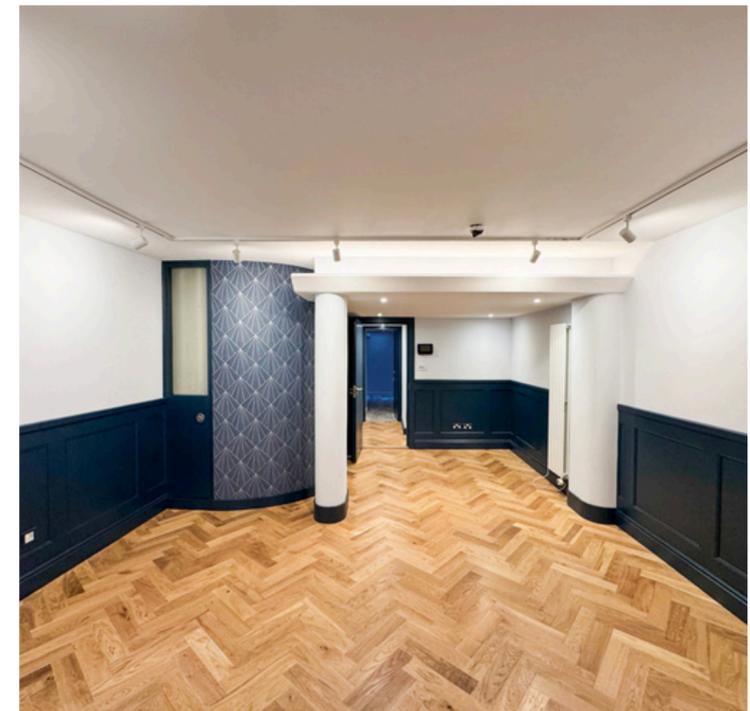
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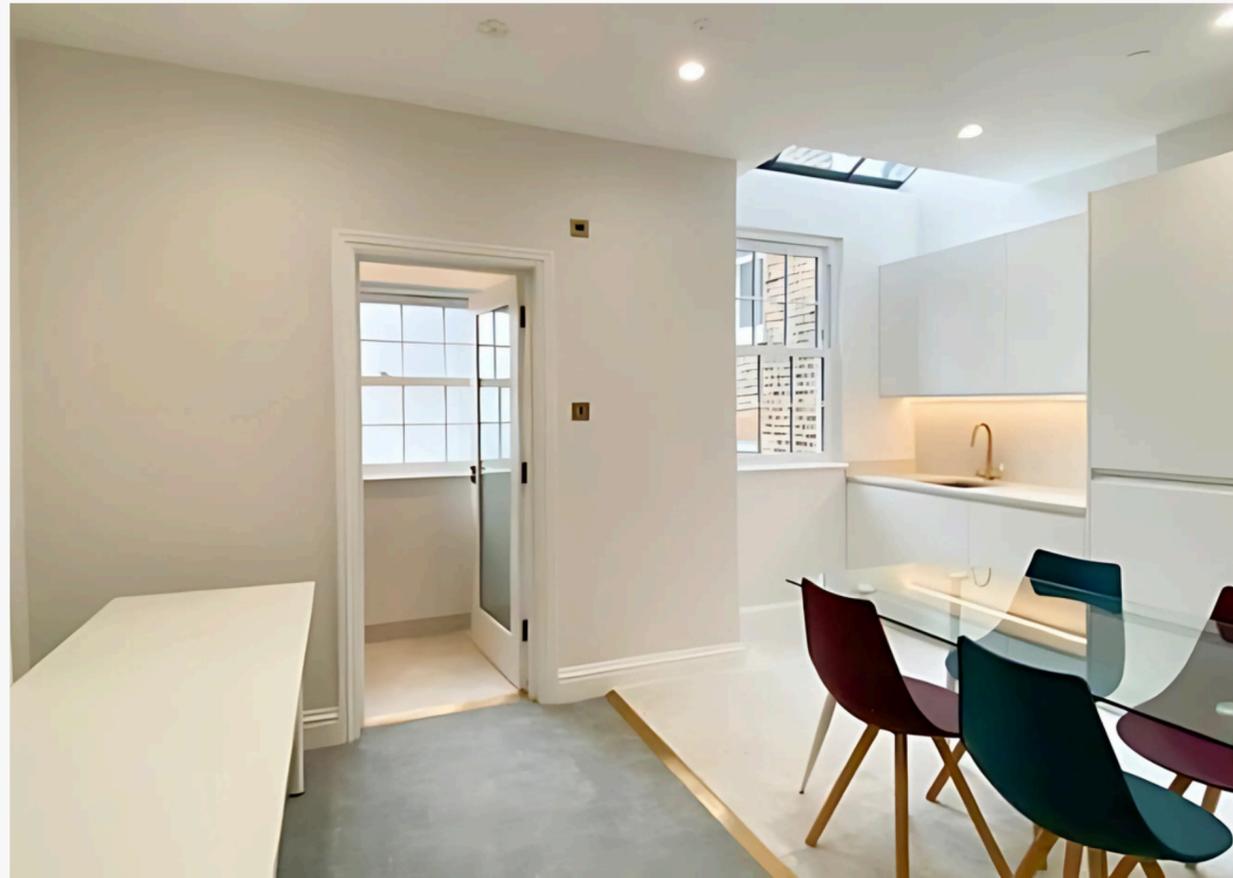
**440 TO 1,368 SQ. FT.**

**LOWER GROUND,  
GROUND & 1ST FLOOR**

RIB

ROBERT IRVING BURNS





First Floor



Ground Floor

# LOCATION

The premises is located on the south side of Windmill Street close to the junction with Fitzrovia's famous Charlotte Street Underground Stations (Goodge Street Northern Line, 0.2 miles), Tottenham Court Road Central Northern Lines, 0.3 miles) and Warren Street Victoria Northern Lines, (0.5 miles) are a short walk from the property.

The location benefits from a host of established eateries and retailers that include the Charlotte Street Hotel, ROKA, Fitzroy Tavern, English Artworks, Aperture Painting and Circolo Popolare to name but a few.



Vegabond Wines



Charlotte Street Hotel



BT Tower



ROKA

# DESCRIPTION

The lower ground floor has recently undergone a grade A refurbishment and benefits from new kitchen, herringbone flooring, feature wall and new comfort cooling system. There is a high-quality WC with shower on Lower Ground Floor landing.

The wider building was refurbished within the last 3 years to a very high standard. The lower ground and 1st can be taken separately. The ground can be offered as part of the deal but please note the landlord reserves the right to use the ground floor boardroom and facilities at 24hrs notice. Please note this is not commonly used by the landlord and typically only a few times a year.

The first floor comes available in August 2025 and can come delivered fully furnished.

# FINANCIALS

<i>Floor</i>	<i>Lower Ground Floor</i>	<i>Ground Floor</i>	<i>First Floor</i>	<i>Total</i>
<i>Size (sq. ft.)</i>	<b>467</b>	<b>440</b>	<b>461</b>	<b>1,368</b>
<i>Quoting Rent (p.a.) excl.</i>	<b>£21,015</b>	<b>£23,100</b>	<b>£50,710</b>	<b>£94,825</b>
<i>Estimated Rates Payable (p.a.)</i>	<b>£3,067</b>	<b>£11,232</b>	<b>£7,030</b>	<b>£21,330</b>
<i>Service Charge (p.a.)</i>	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>	<b>TBC</b>
<b>ESTIMATED OCCUPANCY COST (P. A.)</b>	<b>£24,082</b>	<b>£11,232</b>	<b>£57,740</b>	<b>£116,155</b>

\*The ground floor is subject to a clause stating it cannot be altered. The landlord reserves the right to access and use the space with 24 hours' notice. This is reflected in the rental terms.

# AMENITIES

## GROUND FLOOR

- New AC/Comfort Cooling System
- Designer Fit Out
- 8 person Board Room
- Conference Call Facility
- Herringbone Flooring
- Crittall Window Meeting Room
- Designer Furniture
- Fitted Tea Point and Sink
- Entry Phone

## LOWER GROUND FLOOR

- New Kitchen
- Herringbone Flooring
- Feature Wall
- New Comfort Cooling System
- Vault Storage
- High-Quality WC with Shower

## FIRST FLOOR

- Fitted Kitchenette and Break Out Area
- Internal WC
- Carpeted Flooring (Built In Floor Boxes)
- Superb Natural Light Throughout
- New LED Lighting
- Crittall Window Meeting Room
- Entry Phone

## LEASE

New effective Full Repairing and Insuring lease(s) 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

TBC

## FLOOR PLANS

Available on request.

## VAT

The property is elected for VAT.

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.

## FOR FURTHER INFORMATION CONTACT:

 **Thomas D'arcy**  
  
020 7927 0648  
Thomas@rib.co.uk

 **Jim Clarke**  
  
020 7927 0631  
Jim@rib.co.uk

 **Matthew Mullan**  
  
020 7927 0622  
Matthewm@rib.co.uk