

29 - 30 Fitzroy Square

LONDON NW1

Self-Contained Grade II Listed Building
on the Famous Fitzroy Square

7,589 sq.ft.
NIA

Suitable for Class E
(Offices, Medical, Leisure etc.)

9,806 sq.ft.
GIA

TO BE REFURBISHED

RIB

ROBERT IRVING BURNS



DESCRIPTION

Elegant Grade II Listed Building on Fitzroy Square

Built in 1835, this impressive Grade II listed Victorian building sits in the heart of Fitzroy Square—central London’s only Georgian square. Once known as Fitzroy Town, the area gave rise to the name “Fitzrovia.”

Fitzroy Square was developed in the late 18th century as a prestigious residential project. The eastern and southern sides, designed by renowned architect Robert Adam, were completed in 1798 using Portland stone from Dorset.

Set across Lower Ground to Third Floor, the property offers 7,589 sq. ft. of space. Previously home to a high-end accountancy firm, it retains rich period character and suits a variety of Class E uses—office, medical, or leisure.

The property is set to undergo a comprehensive state of the art refurbishment with details presently being finalised. The landlord will entertain working with an incoming tenant to achieve their targeted fit out.



EXISTING PHOTOS



FLOOR BREAKDOWN

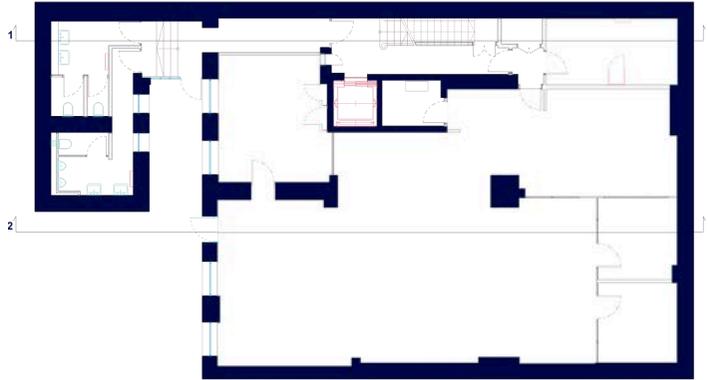
MEASURED SURVEY AVAILABLE UPON REQUEST

Floor	Sq. M.	Sq. Ft.
Lower Ground	173	1,864
Ground	167.8	1,807
First Floor	155.8	1,677
Second Floor	111.6	1,202
Third Floor	96.3	1,039
Total:	704.8	7,589

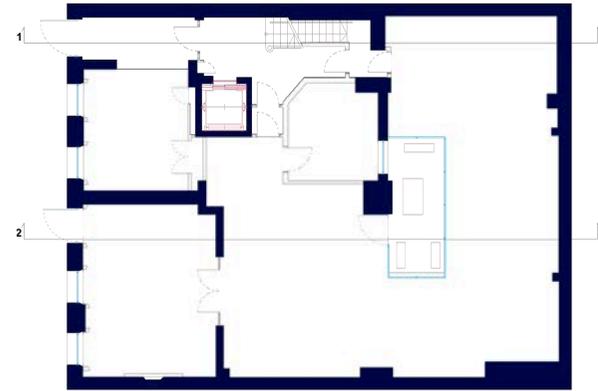


FLOOR PLANS

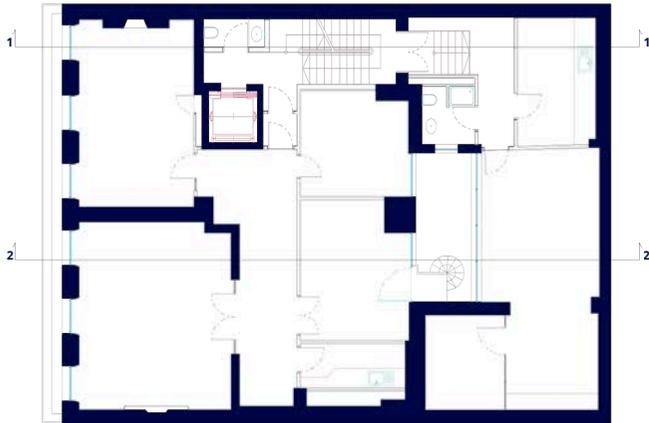
MEASURED SURVEY AVAILABLE UPON REQUEST



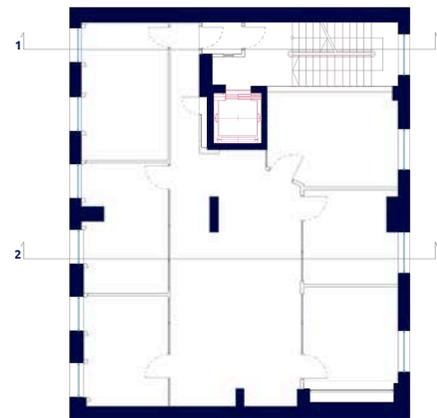
Lower Ground Floor Plan



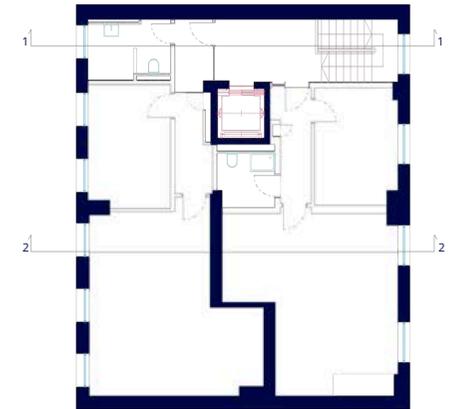
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

MOST RECENT PRE-REFURBISHMENT
29-30 FITZROY SQUARE



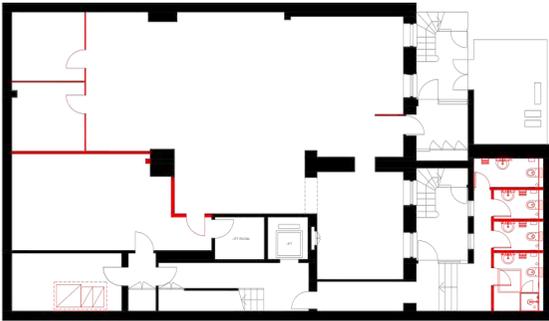
FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

SPACE PLAN | CAT A

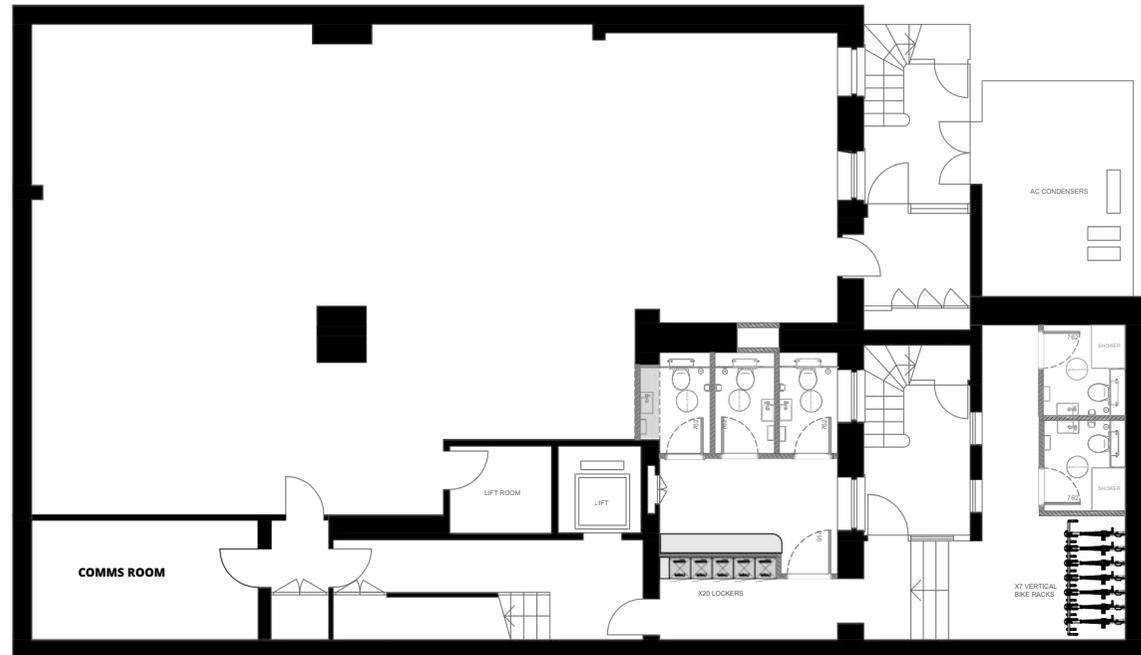
Lower Ground Floor

Demo Works Plan



- 01 Teapoint & Island
- 03 WC
- 02 WC & Shower
- 01 Comms Room
- 07 Bike Storage
- 20 Lockers

CAT A Plan



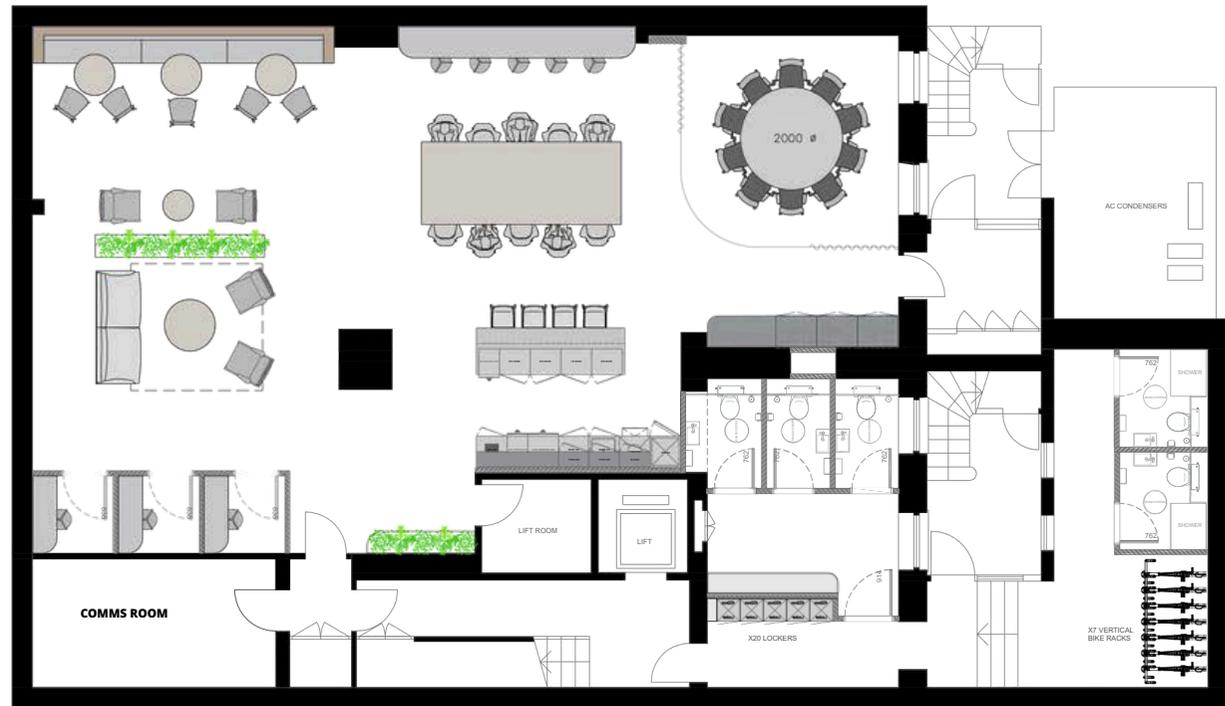
FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

SPACE PLAN | FULLY FITTED PLAN

Lower Ground Floor

- 01 Teapoint & Island
- 03 WC
- 02 WC & Shower
- 01 Comms Room
- 07 Bike Storage
- 20 Lockers
- 01 Dining/Hot-Desk Table
- 01 10-P Meeting Table
- 01 Banquette Seating
- 01 Soft Seating Lounge
- 03 Phone Booth
- 01 5-P Laptop Bar
- 03 Storage Cupboard



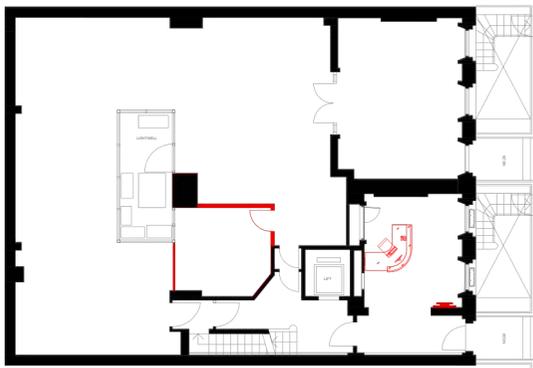
FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

SPACE PLAN | CAT A

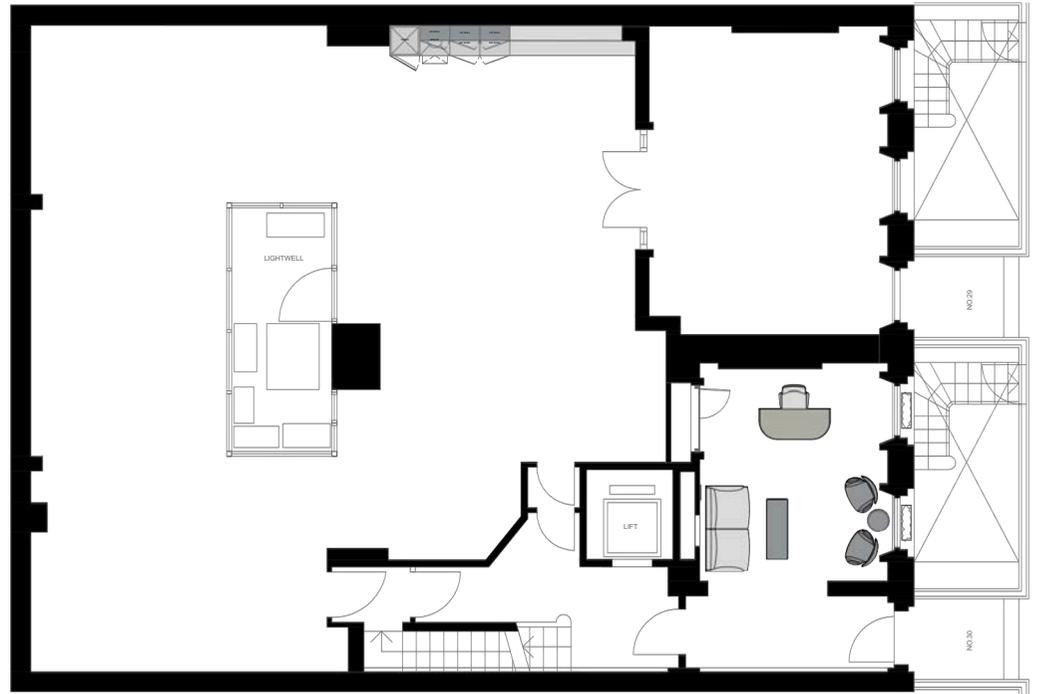
Ground Floor

Demo Works Plan



- 01 Reception Area
- 01 Teapoint
- 01 Meeting Room (as existing)

CAT A Plan



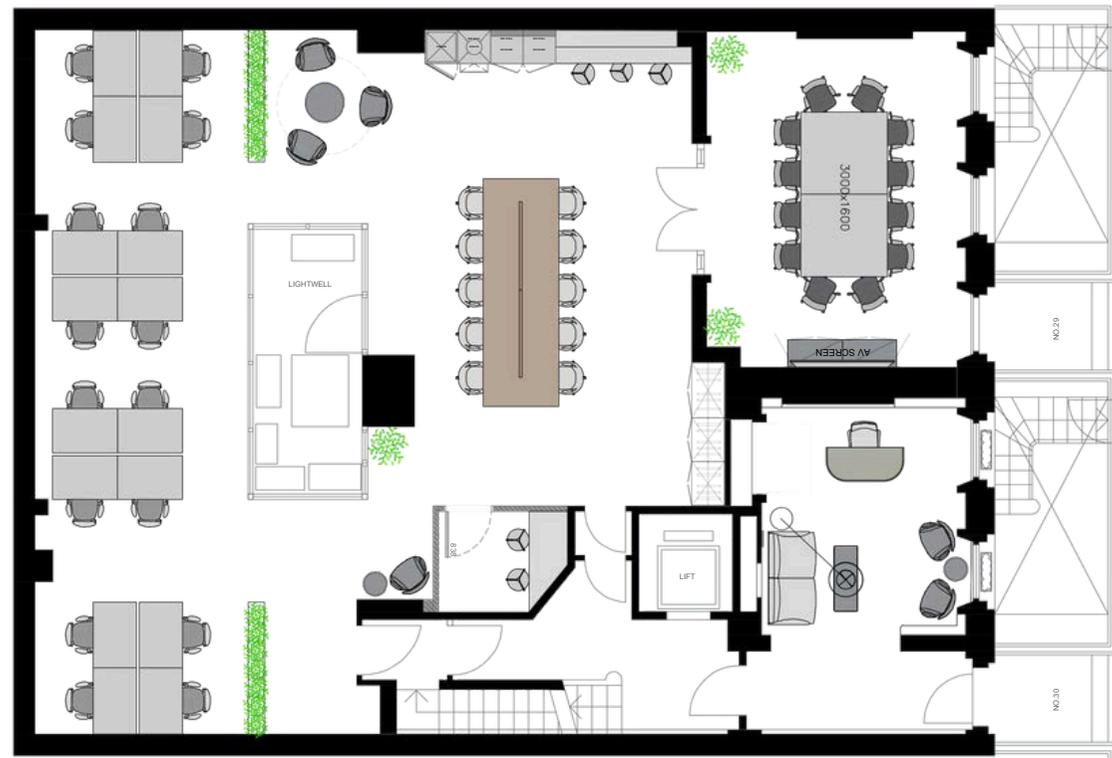
FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

SPACE PLAN | FULLY FITTED PLAN

Ground Floor

- 01 Reception Area
- 01 12-P Meeting Room
- 01 Teapoint
- 01 Laptop Bar
- 01 10-P Hotdesk
- 01 2-P Phone Booth
- 01 Soft Seating Area
- 16 Fixed Desks (1200mm)
- 03 Coat Cupboard



FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

SPACE PLAN | CAT A

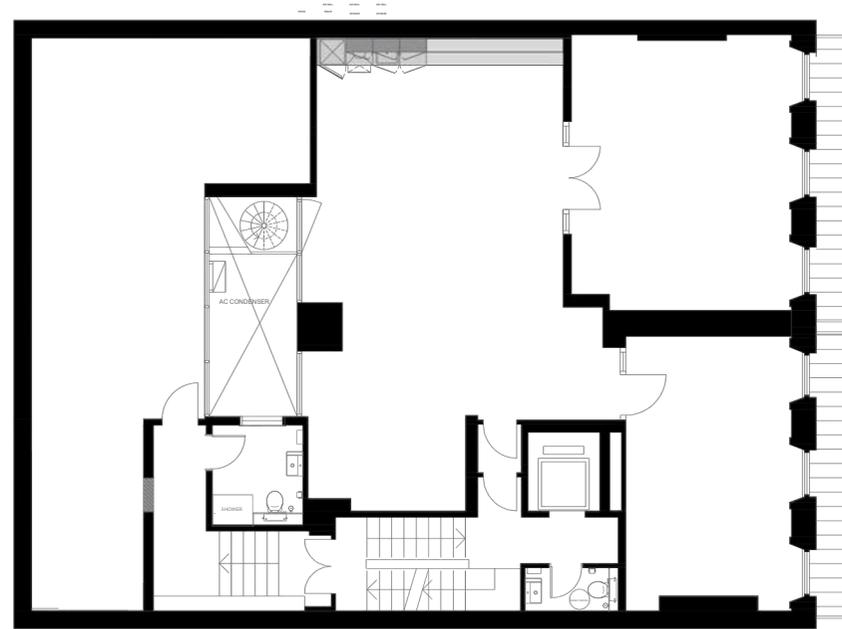
First Floor

Demo Works Plan



- 01 Teapoint
- 02 Meeting Room (as existing)
- 01 WC
- 01 WC & Shower

CAT A Plan

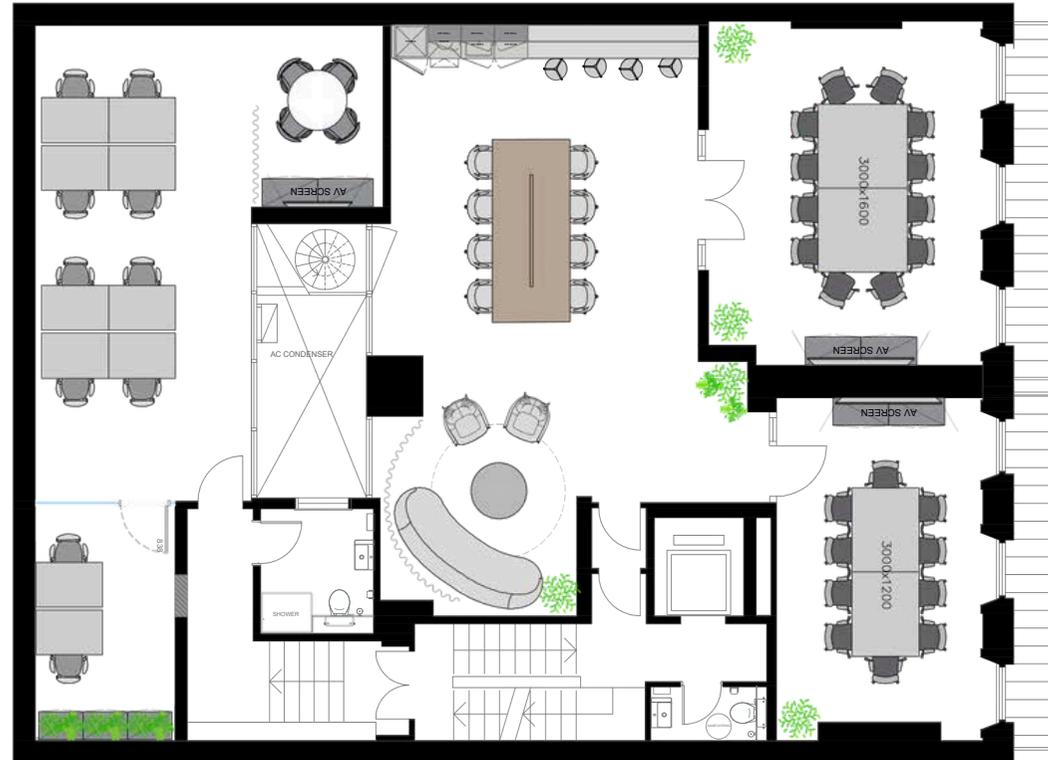


FLOOR PLANS

MEASURED SURVEY AVAILABLE UPON REQUEST

First Floor

- 01 10-P Meeting Room
- 01 12-P Meeting Room
- 01 Teapoint
- 01 Laptop Bar
- 01 8-P Hotdesk
- 01 Lounge Area
- 01 2-P Private Office
- 08 Fixed Desks (1200mm)
- 01 4-P Informal Meeting Area
- 01 WC
- 01 WC & Shower

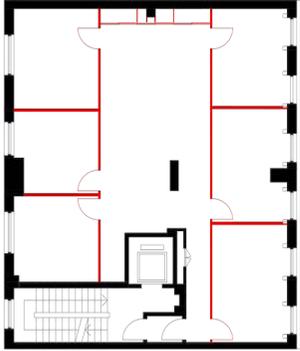


FLOOR PLANS

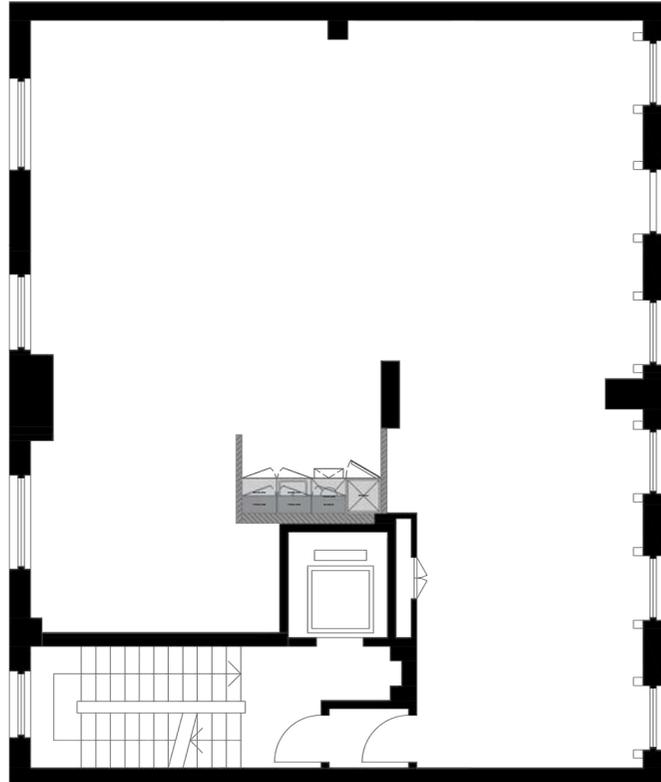
MEASURED SURVEY AVAILABLE UPON REQUEST

Second + Third Floors

Second Floor Demo Plan

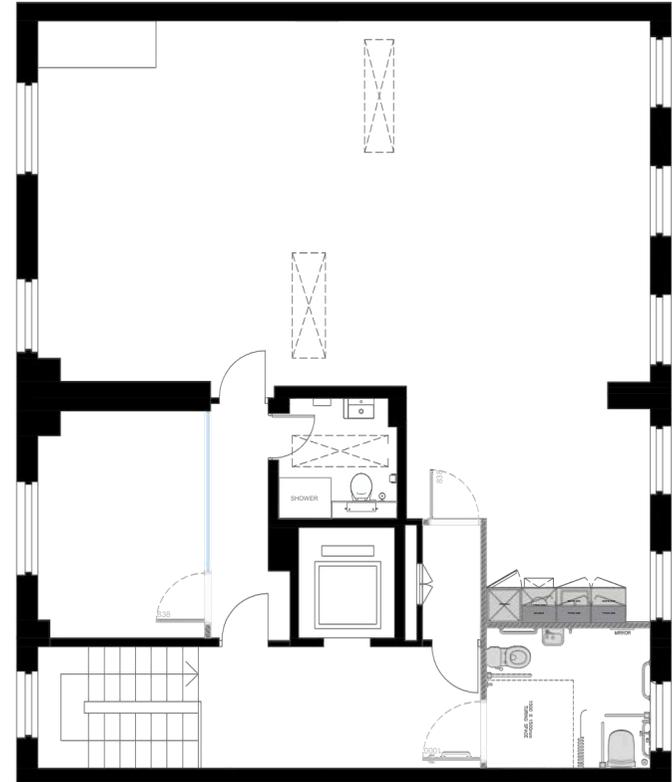


Second Floor: CAT A Plan



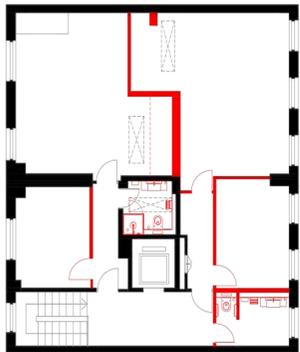
01 Teapoint

Third Floor: CAT A Plan



01 Teapoint | 01 WC & Shower | 01 DDA WC & Shower

Third Floor Demo Plan



FLOOR PLANS

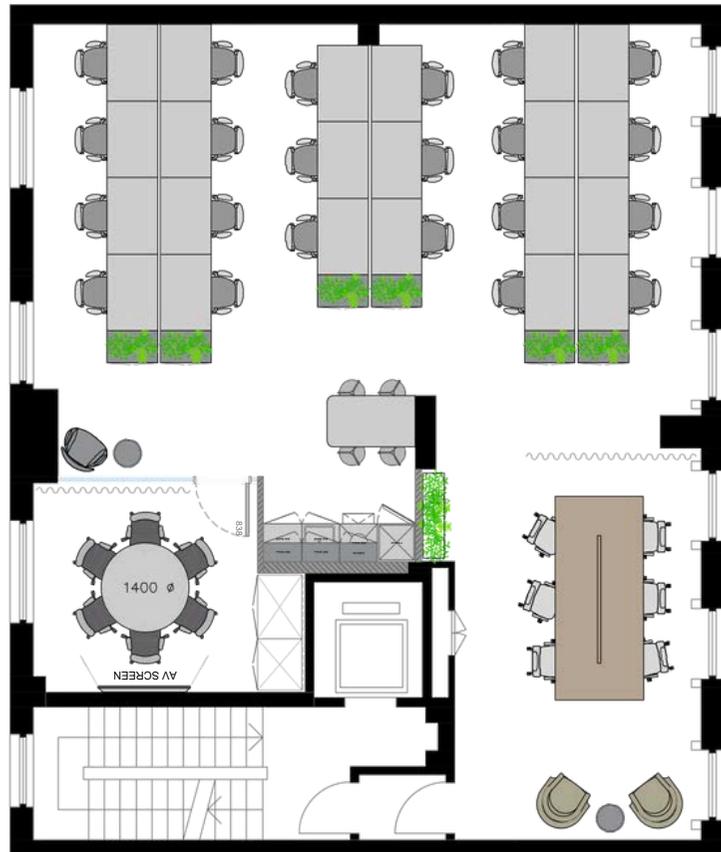
MEASURED SURVEY AVAILABLE UPON REQUEST

Second + Third Floors

Second Floor

- 22 Fixed Desks (1200mm)
- 01 6-P Meeting Room
- 01 Teapoint
- 01 Breakout Table
- 01 1-1 Soft Seating
- 01 6-P Hotdesk

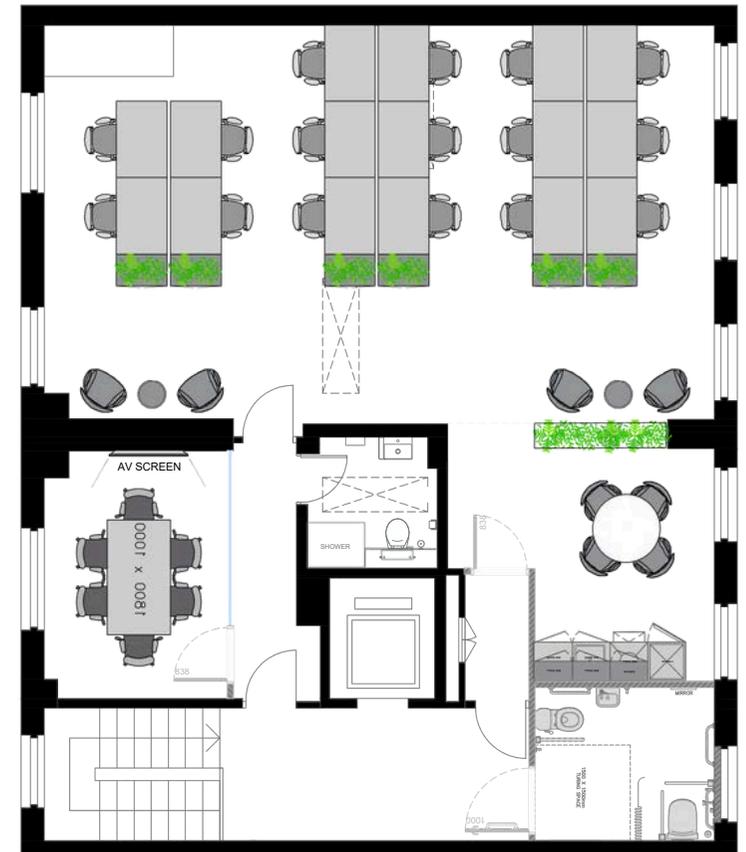
Second Floor



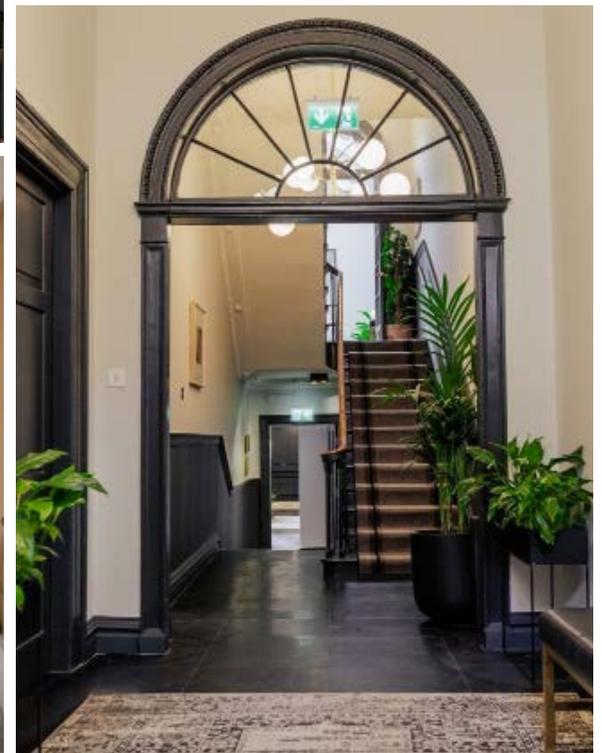
Third Floor

Third Floor

- 16 Fixed Desks (1200mm)
- 01 6-P Meeting Room
- 01 Teapoint
- 01 Breakout Table
- 02 2-P Soft Seating



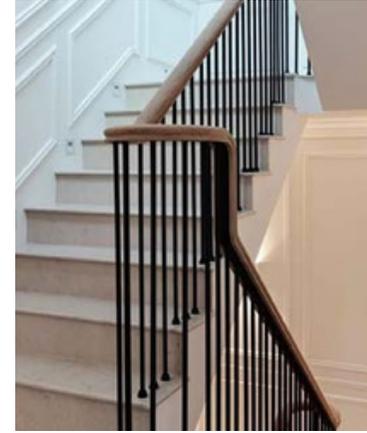
DESIGN CONCEPT



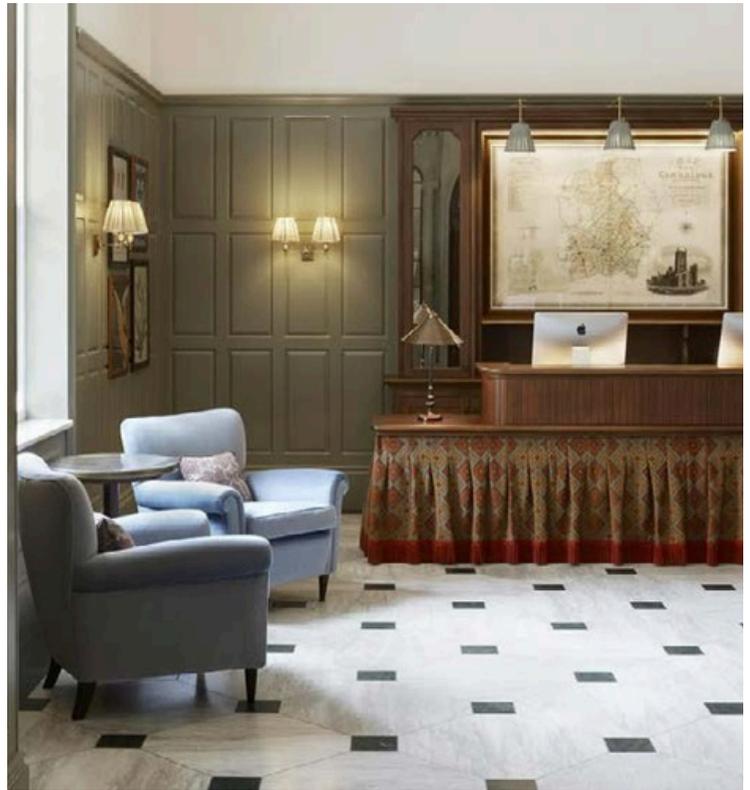
DESIGN CONCEPT | ARCHITECTURAL DETAILS



DESIGN CONCEPT | STAIRCASE & LOBBIES



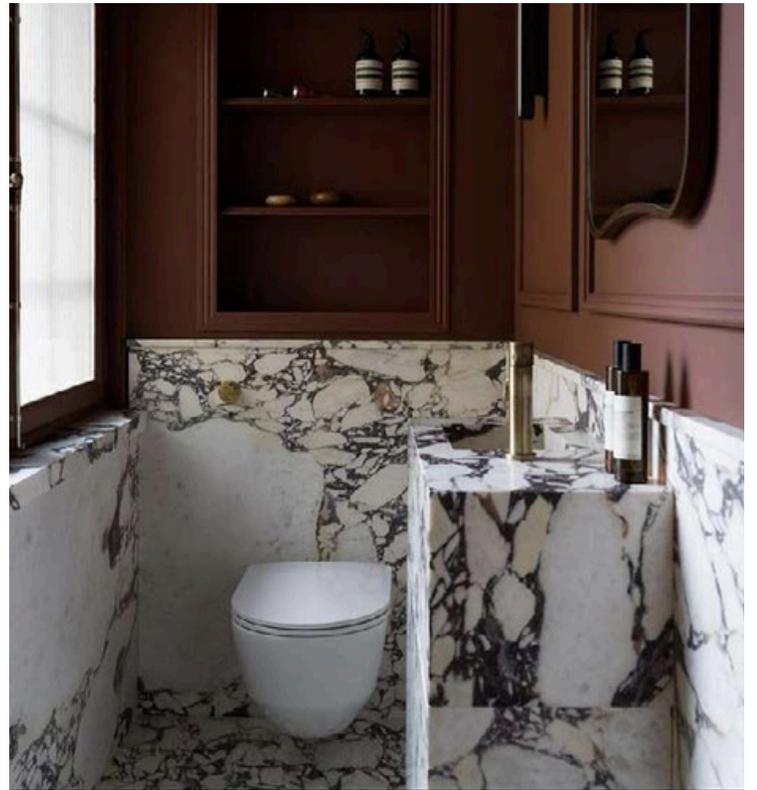
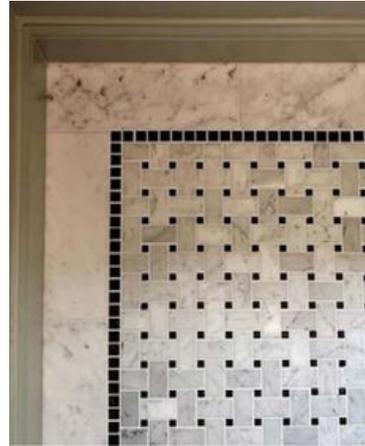
DESIGN CONCEPT | RECEPTION



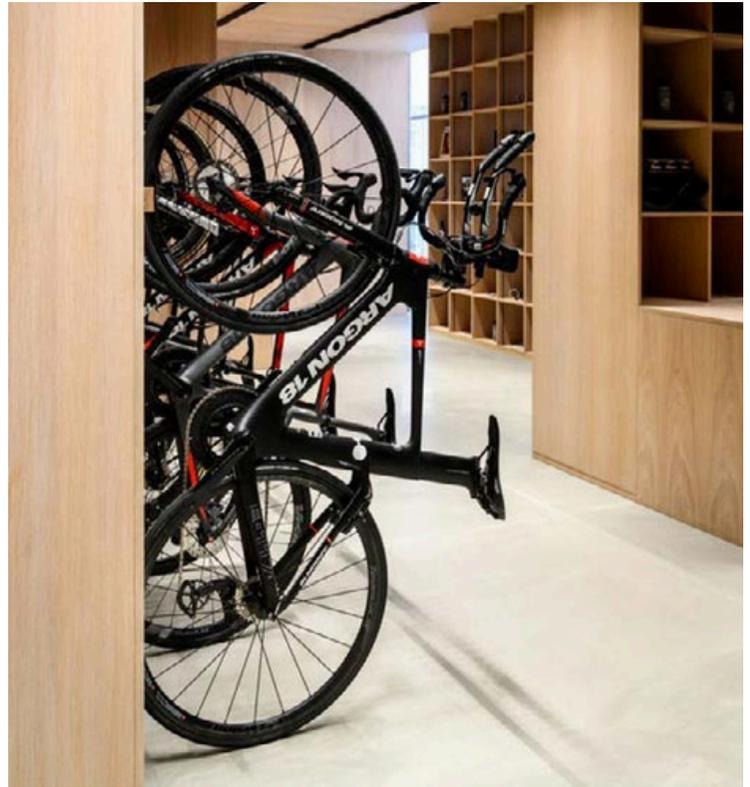
DESIGN CONCEPT | TEAPOINT



DESIGN CONCEPT | WCs & SHOWERS



DESIGN CONCEPT | END OF TRIP



FINISHES | FLOORING



FF-01 ENGINEERED
TIMBER (STAIR LOBBIES)



FF-02 ENTRANCE MAT



FF-03 GENERAL CARPET
(OPEN PLAN)



FF-04 INSET CARPET
(MEETING ROOMS)



FF-05 HERRINGBONE CARPET
(STAIR RUNNER)



FF-06 MARBLE TILE
(RECEPTION AREA)



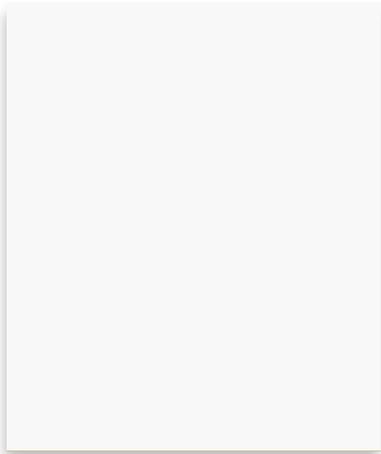
FF-07 MARBLE EFFECT TILE
(WCs & SHOWERS)



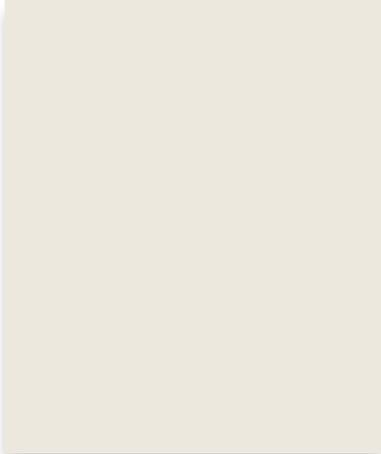
ANTIQUÉ BRASS
TRANSITION STRIP



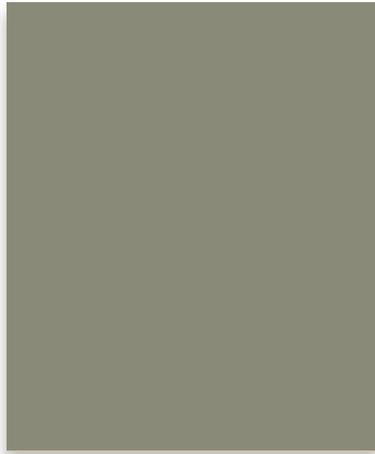
FINISHES | CEILINGS & WALLS



WF-01 CEILING & WOODWORK
PAINT



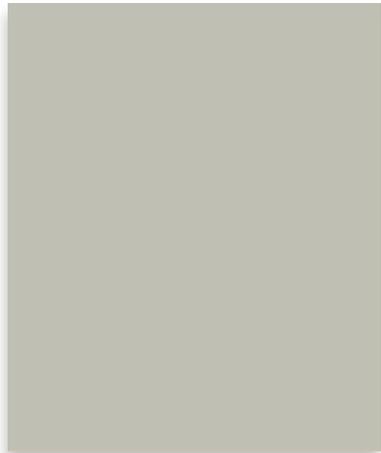
WF-02 GENERAL PAINT



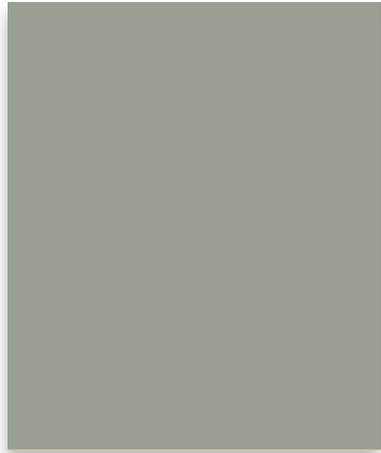
WF-03 FEATURE COLOUR PAINT
OP.1 (RECEPTION LOW LEVEL)



WF-03 FEATURE COLOUR PAINT
OP.2 (RECEPTION LOW LEVEL)



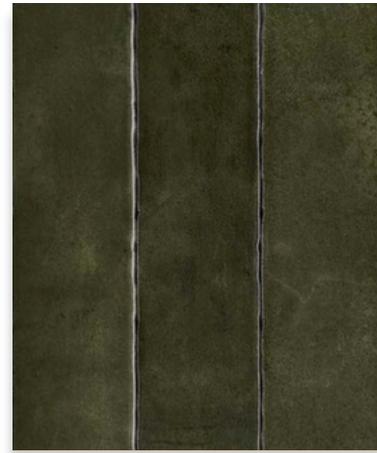
WF-04 FEATURE COLOUR PAINT
OP.1 (MEETING ROOM
FEATURE)



WF-04 FEATURE COLOUR PAINT
OP.2 (MEETING ROOM
FEATURE)



WF-05 LIMEWASH PAINT



WF-06 TILES
(WCs & SHOWERS)



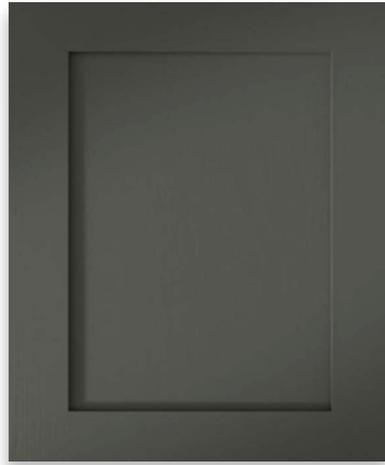
WF-07 WALLCOVERING
(BOARDROOM OPTION)



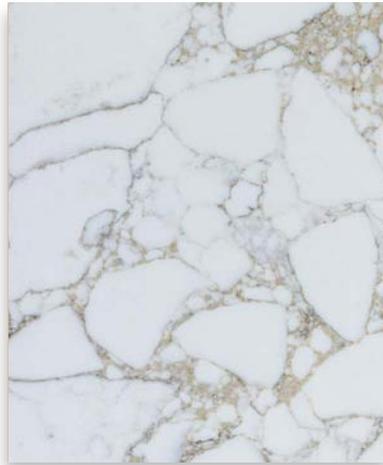
FINISHES | TEAPOINT



TP-01 CABINETS
OPTION 1



TP-01 CABINETS
OPTION 2



TP-02 WORKTOP/SPLASHBACK
OPTION 1



TP-02 WORKTOP/SPLASHBACK
OPTION 2



TP-03 SPLASHBACK
TILE OPTION 1



TP-03 SPLASHBACK
TILE OPTION 2



TP-04 TAP - ANTIQUE BRASS



TP-05 HANDLE - ANTIQUE BRASS



CGIs | ENTRANCE LOBBY



CGIs | MEETING ROOM



CGIs | RECEPTION



CGIs | TYPICAL FLOOR CAT A



CGIs



29-30 FITZROY SQUARE





Psytle



Charlotte Street Hotel



Meta HQ



Fabrique

LOCATION

LOCATED IN CENTRAL LONDON

Situated within the distinguished Fitzroy Square, 29-30 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.



THE NEIGHBOURHOOD

- | | |
|---|--------------------|
| 1. PERELLA WEINBERG PARTNERS | 27. BAKKAVOR GROUP |
| 2. BOSTON CONSULTING GROUP | 28. FREUDS |
| 3. ESTÉE LAUDER COMPANIES | 29. GOOGLE |
| 4. TED BAKER | 30. NBC UNIVERSAL |
| 5. NETFLIX | 31. G RESEARCH |
| 6. META | 32. FUJITSU |
| 7. FREMANTLE | 33. META |
| 8. CLINTONS | 34. SANTANDER |
| 9. MARLIN EQUITY PARTNERS | 35. DENTSU |
| 10. UNITED TALENT AGENCY | 36. UCLH |
| 11. SKYSCANNER | 37. EONE |
| 12. G-RESEARCH | 38. WELLCOME TRUST |
| 13. GARDINER & THEOBALD | 39. BENEVOLENT AI |
| 14. APOLLO MANAGEMENT | 40. UCL |
| 15. ARUP | 41. SOAS |
| 16. GAMESYS GROUP | 42. BIRKBECK |
| 17. LIONSGATE FILMS | 43. BRITISH MUSEUM |
| 18. SYNOVA | 44. BBC |
| 19. REVCAP | 45. RIBA |
| 20. TAKE TWO | 46. KING |
| 21. ATOMICO | |
| 22. PINEBRIDGE INVESTMENTS | |
| 23. WILLIAM MORRIS ENDEAVOR ENTERTAINMENT | |
| 24. GSK | |
| 25. NEXT 15 GROUP | |
| 26. MAKE ARCHITECTS | |



FURTHER INFORMATION

RENT

POA

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

Available from October 2025. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.



CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

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Thomas@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is positioned between the 'R' and 'B' and is significantly smaller and narrower than the other two letters.

ROBERT IRVING BURNS

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.