

11-13 MARKET PLACE

LONDON W1

Incredible Characterful Workspace Overlooking Market Place

4th floor

Moments from Oxford Circus

RIB

ROBERT IRVING BURNS

11-13 MARKET PLACE

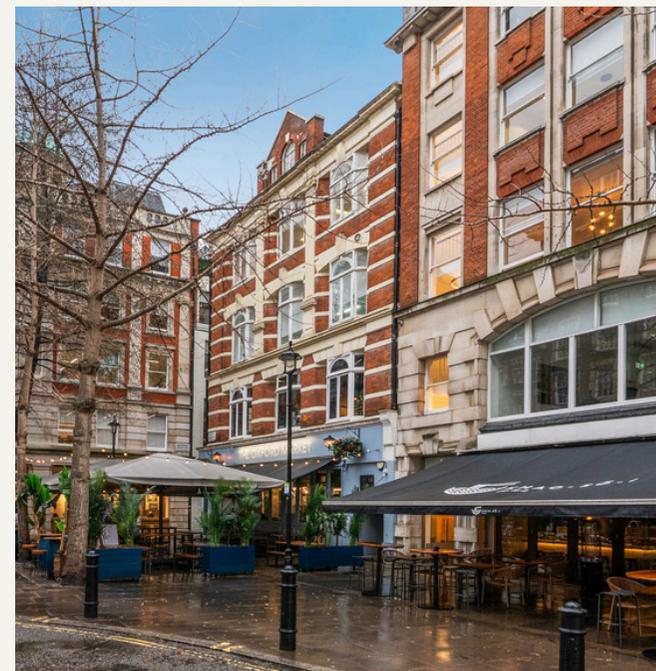


DESCRIPTION

The property is prominently located on the vibrant Market Place Piazza. The fourth floor enjoys excellent natural light from three elevations, with its generous ceiling height creating a bright, airy workspace that enhances the unit's distinctive character.

The accommodation benefits from fibre connectivity (not tested), timber-laminate flooring, wall-mounted radiators, perimeter trunking and LED panel lighting throughout. A fitted kitchen with breakfast bar is provided, together with a separate six-person meeting room. The floor is currently configured for 8-10 desks, incorporating an informal meeting table and a useful store cupboard.

Access is via an internal stairwell or concertina-door lift. Communal showers and WCs are available within the building, and the suite further benefits from a fitted entry-phone system.



SPACE

Floor	4th floor
Total Size (sq.ft.)	774
Quoting Rent (p.a.) excl.	£38,313
Service Charge	TBC
Estimated Rates Payable (p.a.)	£22,330
Estimated Occupancy Cost excl. (p.a.)	£70,318

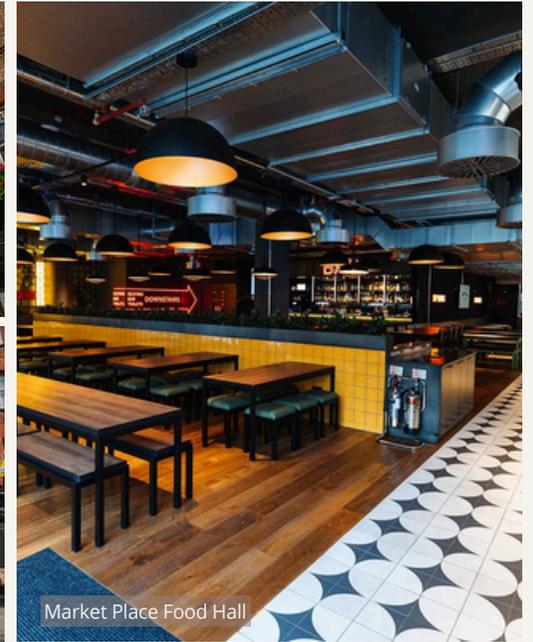
AMENITIES

- Excellent natural light from three elevations
- Airy workspace
- Lofty feel
- Fibre connectivity (not tested)
- Timber-laminate flooring
- 6-person meeting room
- Concertina door lift access
- WCs (common areas)
- Wall-mounted radiators
- Perimeter trunking
- LED panel lighting
- Fitted kitchen
- Furnished for 8-10 desks,
- Internal stairwell access
- Showers (common areas)
- Entry phone system









LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

The property is located on the north side of the highly sought-after semi pedestrianised Market Place Piazza, between Great Portland Street and Great Titchfield Street, which boasts lots of leisure activities and the popular restaurants of Market Place.

Transport links are excellent with Oxford Circus (Central, Bakerloo & Victoria lines) being a 4 minute walk, Goodge Street (Northern line) a 9 minute walk and Great Portland Street (Hammersmith & City, Circle & Metropolitan lines) a 13 minute walk from the property.

Oxford Market sits on the ground floor of this Fitzrovia building.



LOCAL OCCUPIERS

HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 Claridge's

RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Pollen Street Social

PUBS & BARS

- 17 The Social
- 18 The Finery
- 19 London Cocktail Club
- 20 The Crown & Sceptre
- 21 The Lucky Pig
- 22 BrewDog Soho
- 23 The Bloomsbury Club

MEDICAL

- 24 Isokinetic London
- 25 The Harley Street Clinic
- 26 The Portland Hospital
- 27 Schoen Clinic

EDUCATIONAL

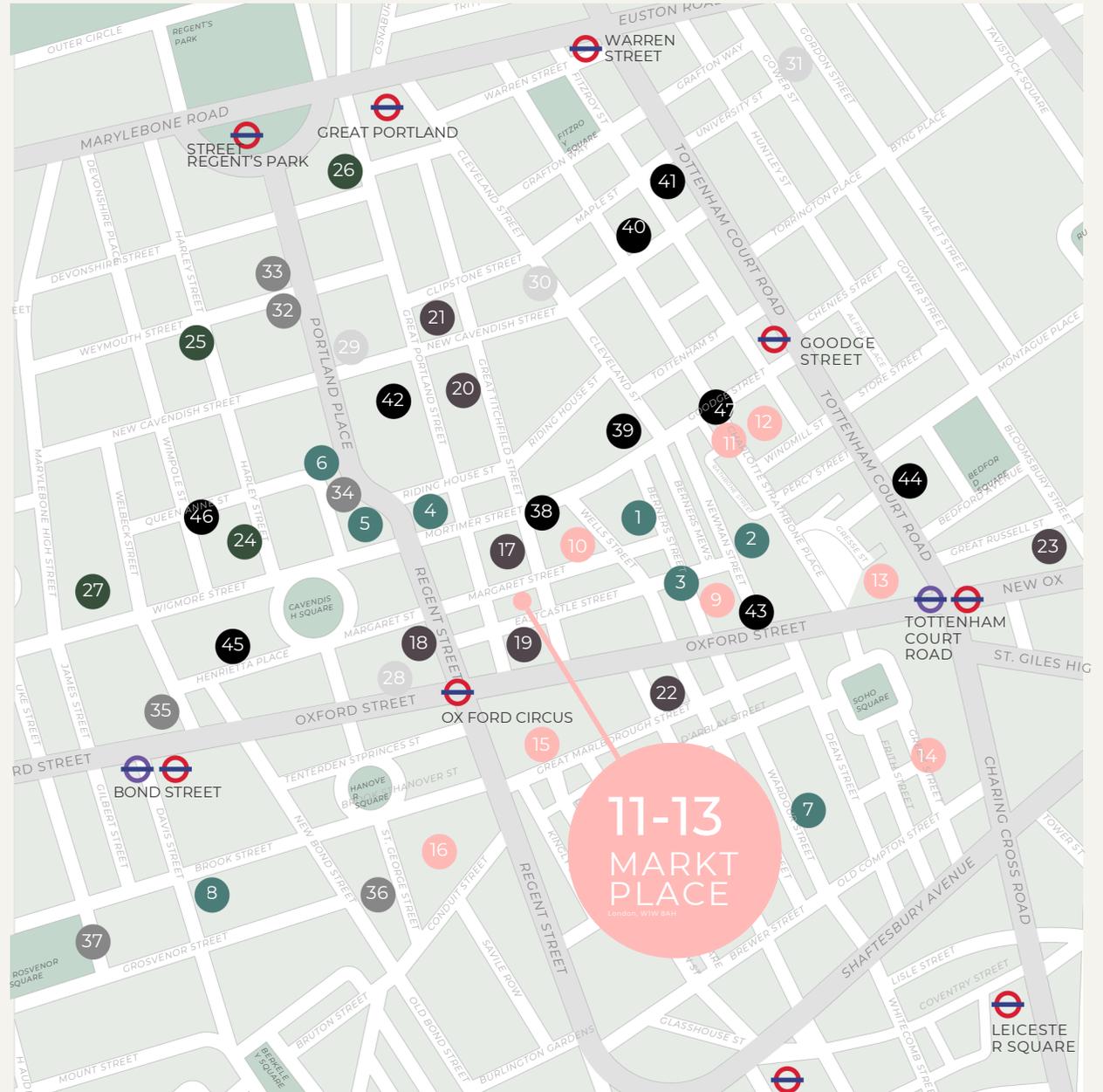
- 28 UAL London College of Fashion
- 29 EIFA International
- 30 University of Westminster
- 31 UCL

DIPLOMATIC

- 32 Polish Embassy
- 33 Chinese Embassy
- 34 Portuguese Consulate
- 35 High Commission of Botswana / Tanzania High Commission
- 36 Mexican Embassy
- 37 Italian Embassy

OFFICE OCCUPIERS

- 38 Lionsgate
- 39 Estee lauder
- 40 BT
- 41 Arup
- 42 BBC
- 43 Facebook
- 44 Skyscanner
- 45 Coca Cola
- 46 Taylor Bennett
- 47 Knotel



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

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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RIB

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F O R E S T
REAL ESTATE

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. January 2026.