



ROBERT IRVING BURNS



# 44 CHARLOTTE STREET

LONDON W1T 4PS

TO LET

THIRD FLOOR PREMISES IN THE  
HEART OF FITZROVIA

SUITABLE FOR CLASS E  
OFFICES, MEDICAL, LEISURE ETC.

770 SQ. FT.

THIRD FLOOR

## Description



## Description

Situated on the 3rd floor of this corner fronted Fitzrovia Building, the opportunity benefits from fantastic natural light and impressive vaulted ceiling.

The space further benefits from wall mounted radiators, AC (not tested), kitchenette and WC on external corridor. There is perimeter trunking and uplighters. The floor is accessed via an internal stairwell.

# Specification

- Excellent Natural Light
- Vaulted Ceilings
- Timber Laminate Flooring
- AC (not tested)
- Kitchenette
- WCs
- Fibre Connectivity



## Location



Vegabond Wines



Charlotte Street Hotel



BT Tower



ROKA

## Location

The premises is located on the West side of Charlotte Street and is a short walk from Goodge Street (0.1 miles), Warren Street (0.4 miles) & Tottenham Court Road (0.4 miles) Underground Stations.

The property is in close proximity to a number of food and drink establishments such as ROKA, Vagabond Wines, Gaucho, Salt Yard, Côte Brasserie, Wrap It Up and numerous other operations. The property is also short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

44 CHARLOTTE STREET

RIB

# Financials

Floor	Third Floor
Total Size (sq.ft.)	770
Quoting Rent (p.a.) excl.	£40,425
Service Charge	£9,762
Estimated Rates Payable (p.a.)	£22,081
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£67,839</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are 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

The property has an EPC rating of 78 D.

## VAT

TBC.

## FLOOR PLANS

Scaling floor plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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. March 2025.



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## CONTACT US

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