



23 GOSFIELD STREET

FITZROVIA, LONDON W1

• OF INTEREST TO OWNER OCCUPIERS, DEVELOPERS AND/OR INVESTORS •
FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS



EXECUTIVE SUMMARY

- Rare opportunity to acquire a substantial freehold property in the heart of Fitzrovia
- Exceptional floor-to-ceiling heights throughout, ranging from 3.5m to 5.1m
- Extending to 6,775 sq ft (NIA) / 8,702 sq ft (GIA) arranged over Lower Ground, Ground, Mezzanine, First and Second Floors, together with a substantial roof terrace
- Clear potential for additional massing to the roof and rear, subject to obtaining the necessary consents
- Situated outside Article 4, offering potential for residential conversion under Permitted Development rights
- Currently configured to provide a range of recording studios and office accommodation; the building benefits from a rich musical heritage, having hosted internationally renowned artists including David Bowie, Elton John and Queen, among others
- To be offered with full vacant possession (timing to be agreed)
- Guide price - £7,500,000 (Seven Million Five Hundred Thousand Pounds) for the freehold interest

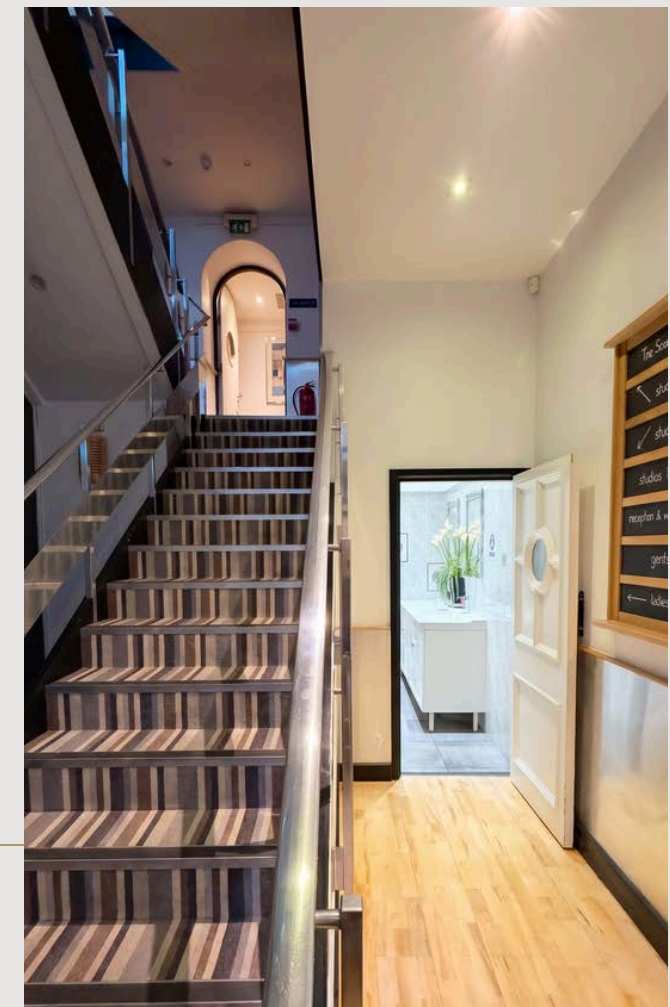


DESCRIPTION

The property presents a rare opportunity to acquire a substantial freehold building in the heart of Fitzrovia, extending to 6,775 sq ft (NIA) / 8,702 sq ft (GIA) over Lower Ground, Ground, Mezzanine, First and Second Floors. The building benefits from exceptional floor-to-ceiling heights ranging from 3.5m to 5.1m, creating potential to add mezzanine levels.

Currently partitioned to provide a mix of recording studios and office accommodation, the property has a rich musical heritage, having hosted renowned artists including David Bowie, Elton John and Queen. The asset also offers clear potential for further value enhancement, with scope for additional massing to the roof and rear, subject to the necessary consents. Positioned outside Article 4, the building may also be suitable for residential conversion under Permitted Development rights.

The property is offered with full vacant possession (date to be agreed), providing flexibility for owner-occupation, refurbishment or redevelopment.



DEVELOPMENT POTENTIAL / VALUE ADD

The property offers clear potential for an additional storey, with neighbouring properties having successfully increased their height, subject to planning approval.

Gosfield Street comprises a mix of commercial and residential uses, presenting scope to convert the property, in whole or in part, to residential accommodation, subject to consent.

The property sits outside designated Article 4 Direction areas and may therefore benefit from conversion under Permitted Development Rights, subject to prior approval and statutory requirements





LOCATION

23 Gosfield Street occupies a prime position in the heart of Fitzrovia, one of Central London's most vibrant and well-connected neighbourhoods.

The area is renowned for mix of cafés, restaurants, bars and boutique retailers. Occupiers benefit from close proximity to the extensive retail and leisure amenities of Oxford Street, Soho, and Marylebone, while nearby green spaces including Regent's Park provide opportunities for recreation.

The location is exceptionally well served by public transport, with Tottenham Court Road, Great Portland Street, and Gode Street stations all within walking distance, offering excellent connectivity across London via the Elizabeth, Central, Northern, Metropolitan, Hammersmith & City, and Circle lines.





BT Tower

Regents Park

Bloomsbury


Great Portland Street Station 

Warren Street Station 

Euston Station  



23 GOSFIELD STREET

Goode Street Station 

Marylebone

Mayfair

CONNECTIVITY

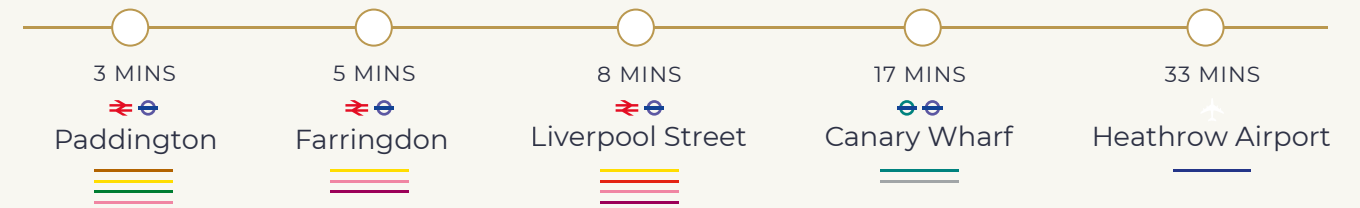
The property is strategically positioned in one of Central London's most desirable and well-connected neighbourhoods. The property offers outstanding access to key destinations across the West End and wider London



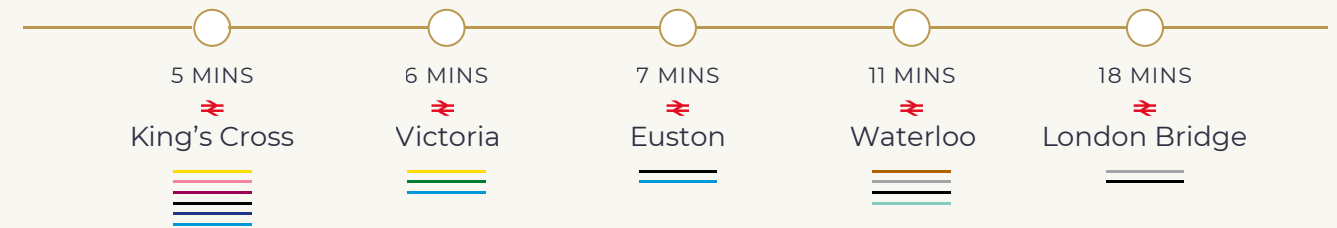
Walking Distance to Stations



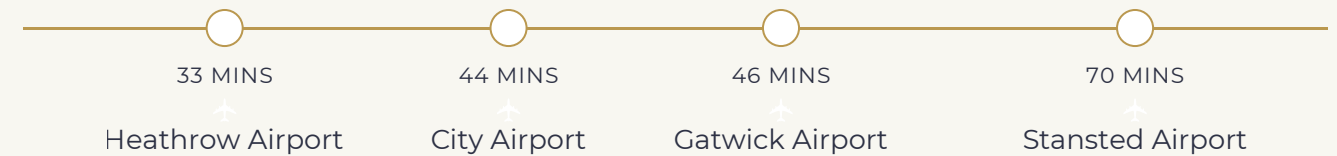
Crossrail journey times from Bond Street



National Rail Station journey times from Oxford Circus



National Airports



THE AREA

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 The Newman

RESTAURANTS

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

PUBS & BARS

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

MEDICAL

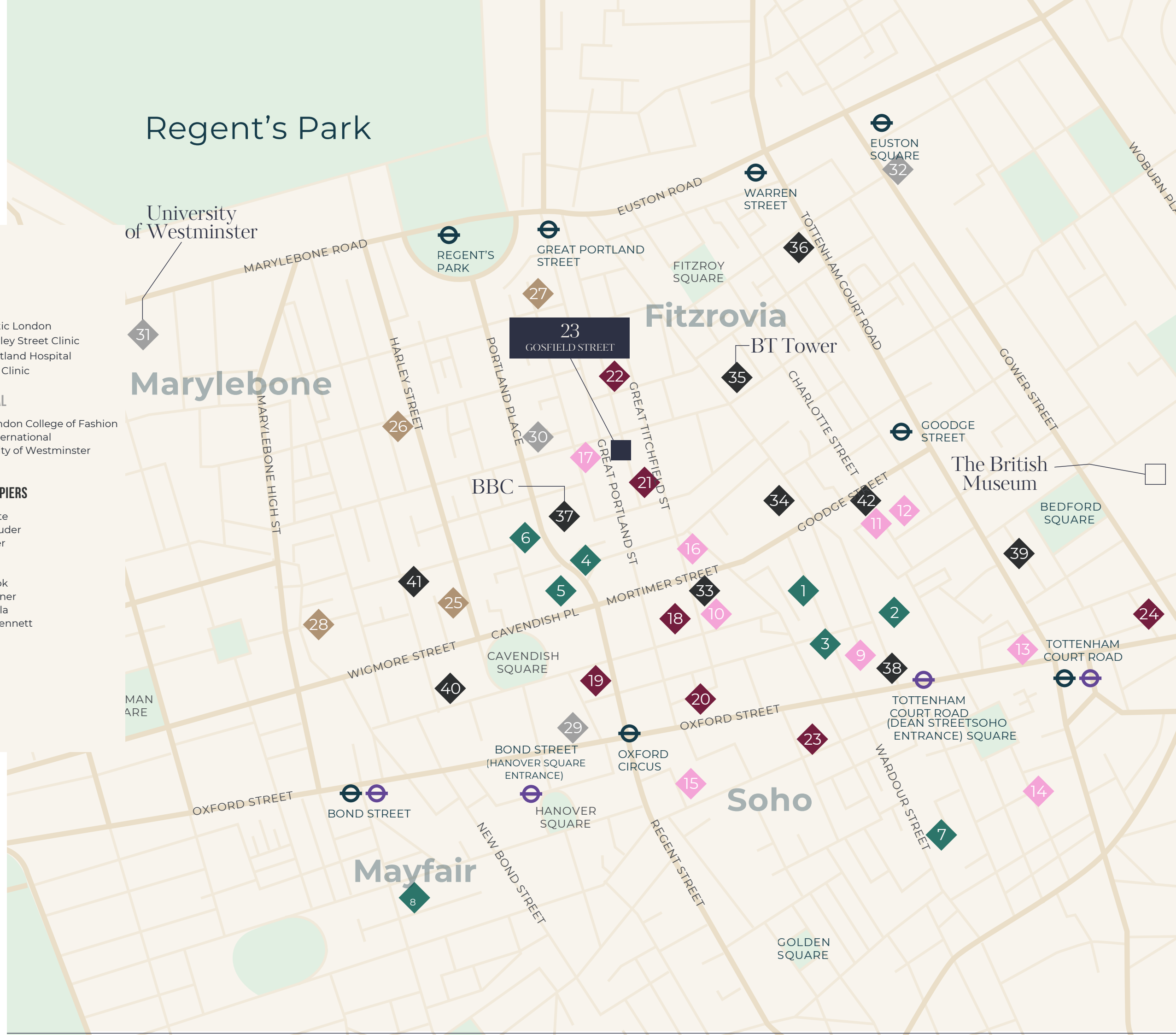
- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

EDUCATIONAL

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

OFFICE OCCUPIERS

- 33 Lionsgate
- 34 Estee lauder
- 35 BT Tower
- 36 Arup
- 37 BBC
- 38 Facebook
- 39 Skyscanner
- 40 Coca Cola
- 41 Taylor Bennett
- 42 Knotel



FLOOR PLANS



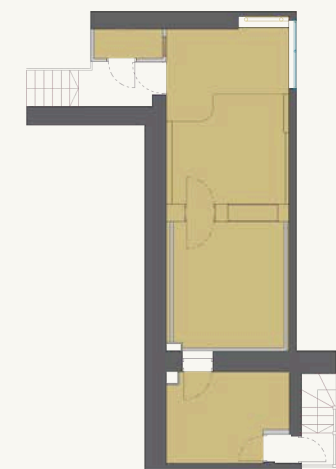
LOWER
GROUND FLOOR



GROUND FLOOR



MEZZANINE
& FIRST FLOOR



SECOND FLOOR

GOSFIELD STREET

ACCOMMODATION SCHEDULE

FLOOR	NIA (SQM)	NIA (SQFT)	GIA (SQM)	GIA (SQFT)
SECOND LEVEL	43.2	465	50.3	541
MEZZANINE LEVEL	67.2	723	52.9	569
FIRST LEVEL	74	797	129.5	1394
GROUND LEVEL	270.2	2908	332.4	3578
LOWER GROUND	174.8	1882	243.3	2619
TOTAL	629.4	6775	808.4	8701

	SQM	SQFT
Roof North	28.1	302
Roof South	117.2	1,262

FURTHER INFORMATION

TENURE

The property is held Freehold under Title Number: NGL444161



PRICE

Guide price - £7,500,000 (Seven Million Five Hundred Thousand Pounds) for the Freehold interest, subject to contract.

VIDEO TOUR

[CLICK HERE](#)

VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.
May 2026.

CONTACT

Damien Field

07956 125 543

Damien@rib.co.uk

Tino Antoniou

07943 744 534

Tino@rib.co.uk

Charlie Boyce

07990 045 479

Charles.b@rib.co.uk

RIB

ROBERT IRVING BURNS