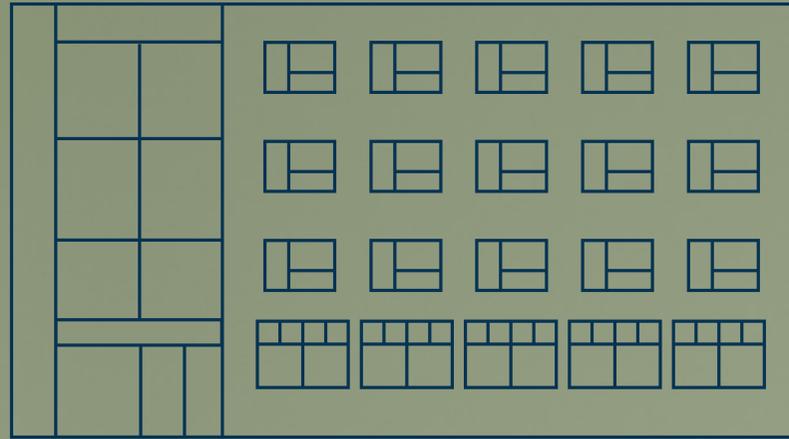


17 ————— 19



FOLEY STREET
L O N D O N W 1



BUSINESS-READY SPACE

The building offers up to 3,295 sq ft of contemporary office space across two floors, abundant with natural light. The first floor comes fully fitted, featuring contemporary furnishings. Ready for immediate occupation, the space is styled with smart-yet-relaxed décor. The building benefits from a passenger lift and features air-cooling throughout.

FLOOR	SQ FT	SQ M	CONDITION
2nd	1,650	153.3	CAT A
1st	1,645	152.8	Fully fitted
TOTAL	3,295	306.1	



BREAKOUT AREA



WORKSPACE



WORKSPACE



MEETING ROOM



KITCHEN

HIGHLIGHTS



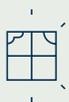
Self-contained demise



Fantastic location



Air-cooling



Great natural light



Passenger lift



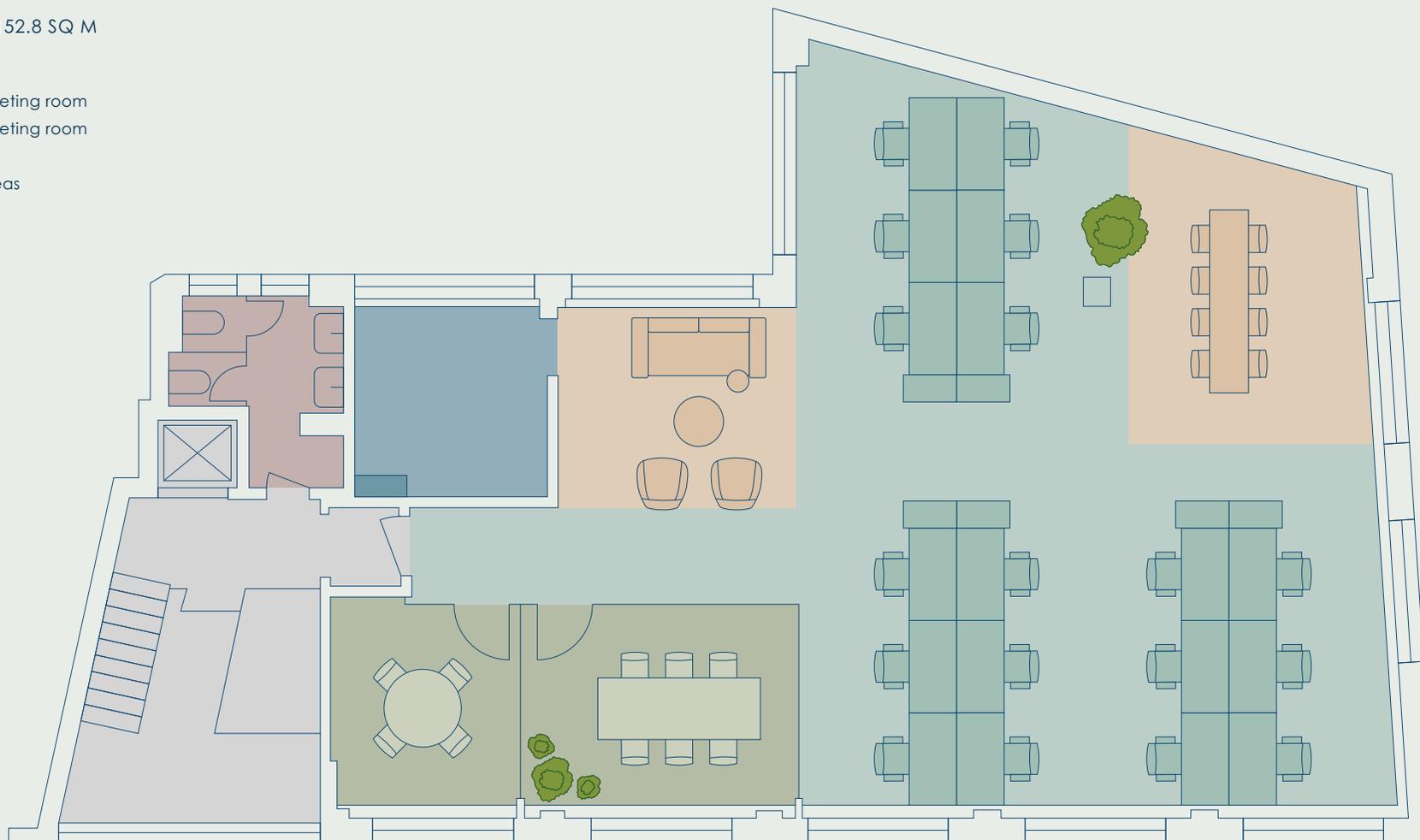
Fully furnished,
plug and play space
(1st floor only)



FIRST FLOOR

1,645 SQ FT | 152.8 SQ M

- 18 x Desks
- 1 x 6-person meeting room
- 1 x 4-person meeting room
- 1 x Pantry
- 2 x Breakout areas
- Demised WCs



- Workspace
- Meeting rooms & offices
- Pantry
- WC
- Collaboration zone

FOLEY STREET

OGLE STREET

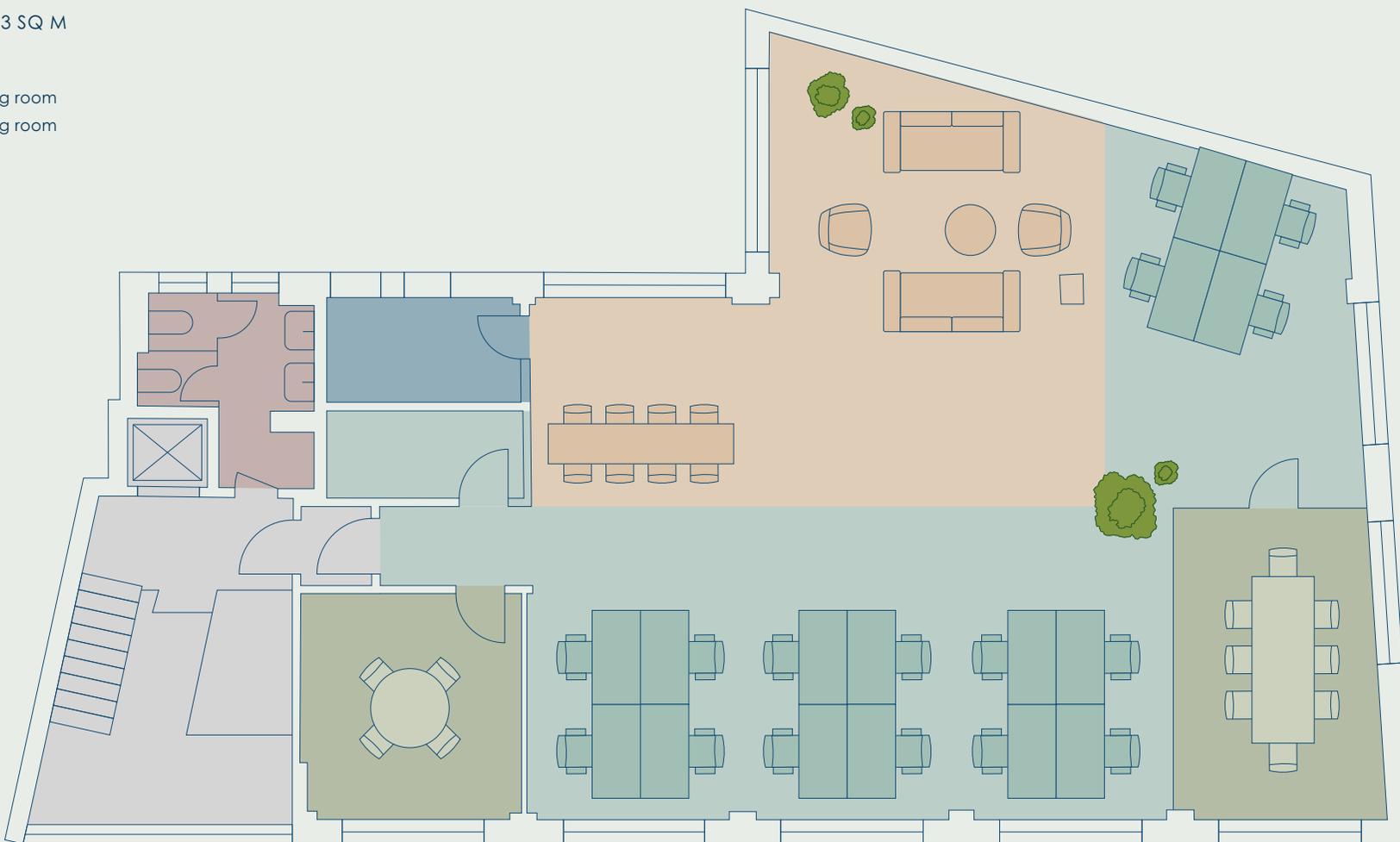


SECOND FLOOR (Proposed Fit-out)



1,650 SQ FT | 153.3 SQ M

- 18 x Desks
- 1 x 8-person meeting room
- 1 x 4-person meeting room
- 1 x Pantry
- 2 x Breakout areas
- Demised WCs



OGLE STREET

FOLEY STREET

- Workspace
- Meeting rooms & offices
- Pantry
- WC
- Collaboration zone

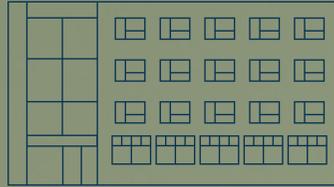


TIMELESS FITZROVIA

Ideally located in the heart of Fitzrovia, this building sits at the centre of one of London's most vibrant neighbourhoods. From exceptional restaurants to chic cafés and bars, the area is alive with endless options. A mix of luxury retailers, independent boutiques, and high-end shops adds to the area's appeal. The building also benefits from excellent transport links, with Oxford Circus, Tottenham Court Road, Warren Street and Goodge Street stations all within easy access, offering the Underground and Elizabeth Line services.



17 ————— 19



FOLEY STREET
L O N D O N W 1

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Marketing: Stuart Chapman Design