

# 32-33 GOSFIELD STREET

LONDON W1

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**To Let**  
**BRIGHT 2ND FLOOR PREMISES**  
**IN THE HEART OF FITZROVIA**

**748 SQ. FT.**  
**SECOND FLOOR**

**Suitable for Business Class E**  
**(Offices, Medical, Retail etc.)**

**RIB**

**ROBERT IRVING BURNS**

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32-33 GOSFIELD STREET



## DESCRIPTION

The available accommodation comprises the 2nd floor of this attractive Fitzrovia building. The floor benefits from excellent natural light from two elevations and is fitted to a good standard, including exposed masonry walls, a kitchenette and internal storage.

The space also provides a private meeting room suitable for 4–6 people, demised male and female WCs, and comfort cooling (not tested). Access is via either an internal stairwell or a 4-person passenger lift, and an entry phone system allows visitors to be securely buzzed up.



## AMENITIES

- EXCELLENT NATURAL LIGHT (FROM TWO ELEVATIONS)
- EXPOSED MASONRY WALLS
- KITCHENETTE
- INTERNAL STORAGE
- PRIVATE MEETING ROOM (FOR 4–6 PEOPLE)
- SEPARATE MALE & FEMALE WCS
- COMFORT COOLING (AIR CONDITIONING, NOT TESTED)
- INTERNAL STAIRWELL ACCESS
- 4-PERSON PASSENGER LIFT
- ENTRY PHONE SYSTEM (SECURE VISITOR ACCESS)

## FINANCES

TOTAL SIZE (SQ.FT.)	748
QUOTING RENT (P.A.)	£35,000
ESTIMATED RATES PAYABLE (P.A.)	£20,736
SERVICE CHARGE	£6,140
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£61,876</b>





## LOCATION

## LOCATED IN FITZROVIA

The property is situated on the west side of Gosfield Street, close to the junctions of Great Portland Street and Langham Street.

Oxford Circus (0.4 miles) and Great Portland Street (0.4 miles) Underground Stations are within a short walking distance.

The area provides a number of trendy cafés and restaurants that service this vibrant location.

## FURTHER INFORMATION

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### 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

TBC

### FLOOR PLANS

Available upon request.

## CONTACT US

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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. April 2026.

