12 OGLE STREET

LONDON W1

TO LET

WELL-PRESENTED OFFICES IN A PRIME FITZROVIA LOCATION

SUITABLE FOR BUSINESS CLASS E (OFFICES, RETAIL, MEDICAL ETC.)

SECOND FLOOR

332 SQ.FT.

ROBERT IRVING BURNS



DESCRIPTION

12 Ogle Street is an attractive Georgian terrace building, extensively refurbished to provide high-quality, professional office accommodation in the heart of Fitzrovia.

The building offers a range of well-presented office suites, ideally suited to smaller businesses seeking a professional Central London base. Combining period character with modern functionality, the accommodation provides an appealing working environment within one of London's most established commercial districts.

Occupiers benefit from excellent shared amenities, including WC and shower facilities, alongside access to a private meeting room for several hours each week. A dedicated fibre leased line is also shared between occupiers and included within the price, providing an additional benefit for modern businesses.
Ideally positioned within easy walking distance of Goodge Street, Great Portland Street and Oxford Circus Underground stations, the property is exceptionally well connected. The surrounding area offers an excellent selection of cafés, restaurants, bars and local amenities, creating a vibrant and convenient working environment.

12 Ogle Street represents an excellent opportunity for businesses seeking well-located, professionally presented office accommodation in the heart of Fitzrovia.

AMENITIES

- REFURBISHED OFFICES
- MEETING ROOM
- SHOWER FACILITIES
- FIBRE BROADBAND
- AUTOMATIC BLINDS
- SECURE ACCESS
- STORAGE
- SIGNAGE
- EV CHARGING
- NATURAL LIGHT

FINANCIALS

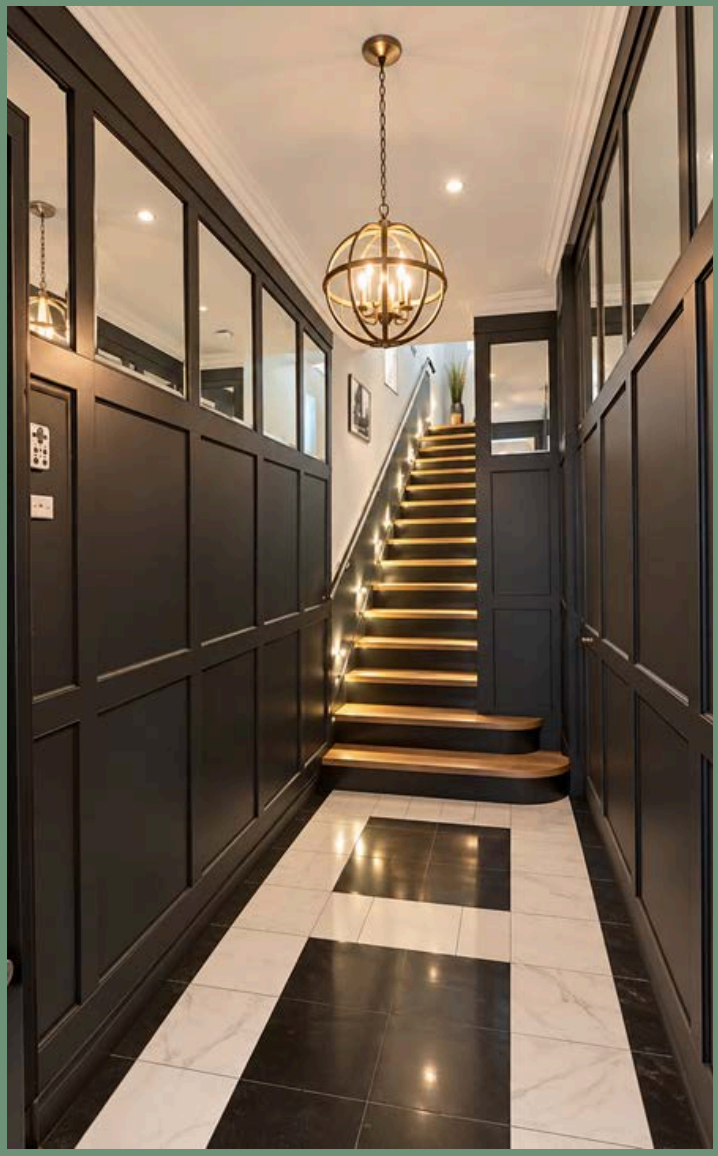
TOTAL SIZE (SQ.FT.)	332
QUOTING RENT (P.A.)	£30,710
ESTIMATED RATES PAYABLE (P.A.)	£8,219
SERVICE CHARGE	tbc
ESTIMATED OCCUPANCY COST (P.A.)	**£38,929**












Oxford Circus


Netflix


Riding House Cafe




London Edition Hotel

LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

12 Ogle Street occupies a prominent position in the heart of Fitzrovia, one of Central London's most established and desirable business districts. The property is ideally situated between the West End and Marylebone, offering occupiers an excellent choice of cafés, restaurants, bars and retail amenities.

The building benefits from excellent transport connections, with Goodge Street (Northern Line), Great Portland Street (Circle, Metropolitan and Hammersmith & City lines) and Oxford Circus (Central, Victoria and Bakerloo lines) all within a short walking distance. Oxford Street, Regent Street and the wider West End are also easily accessible, making this an ideal location for businesses seeking a well-connected Central London presence.

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
Available from 30th May 2026

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
57C

VAT
The property is not elected for VAT.

FLOOR PLANS
Scaled 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.