29-30 Fitzroy Square

LONDON NW1

Self-Contained Grade II Listed Building
on the Famous Fitzroy Square

Suitable for Class E
(Offices, Medical, Leisure etc.)

ANTICIPATED COMPLETION
MARCH 2027

7,589 sq.ft.
NIA

9,806 sq.ft.
GIA

R|B
ROBERT IRVING BURNS

DESCRIPTION

Built in 1835, this impressive Grade II listed period building occupies a prestigious position on Fitzroy Square, central London's only Georgian square and at the historic heart of Fitzrovia. Once known as Fitzroy Town, the surrounding area ultimately gave rise to the name "Fitzrovia."

Fitzroy Square was developed in the late 18th century as a prestigious residential development. The eastern and southern sides, designed by renowned architect Robert Adam, were completed in 1798 using Portland stone from Dorset and remain among the area's most distinctive architectural landmarks.

Arranged from Lower Ground to Third Floor, the property provides approximately 7,589 sq ft of accommodation. Previously occupied by a high-end accountancy firm, the building retains an abundance of original period character and is suitable for a variety of Class E uses, including office, medical, wellness and leisure.

The building is set to undergo a comprehensive, state-of-the-art refurbishment, carefully combining its dramatic period features with the specification and amenities expected of a modern workplace.

The proposed refurbishment will include comfort cooling throughout, a new passenger lift, secure cycle storage and high-quality shower facilities, together with a new fully furnished reception and fully fitted and furnished first-floor show suite. The accommodation benefits from excellent levels of natural light from both the front and rear, while retaining the exceptional proportions, detailing and architectural character synonymous with Fitzroy Square.

The final refurbishment specification is currently being developed, and the landlord is prepared to work collaboratively with an incoming occupier to tailor the fit-out to their specific requirements, providing an opportunity to create a truly bespoke headquarters or flagship premises.

The combination of an exceptional Fitzroy Square address, dramatic period architecture and a comprehensive contemporary refurbishment provides a rare opportunity to occupy a distinctive building in the heart of Fitzrovia.





CGI

FLOOR BREAKDOWN

MEASURED SURVEY AVAILABLE UPON REQUEST
NIA Figures Below

FLOOR	Slab-to-Slab heights	Sq. M.	Sq. Ft.
Lower Ground	2.8M	173	1,864
Ground	3.3M	167.8	1,807
First Floor	3.6M	155.8	1,677
Second Floor	3.1M	111.6	1,202
Third Floor	2.7M	96.3	1,039
Total:	**-**	**704.8**	**7,589**

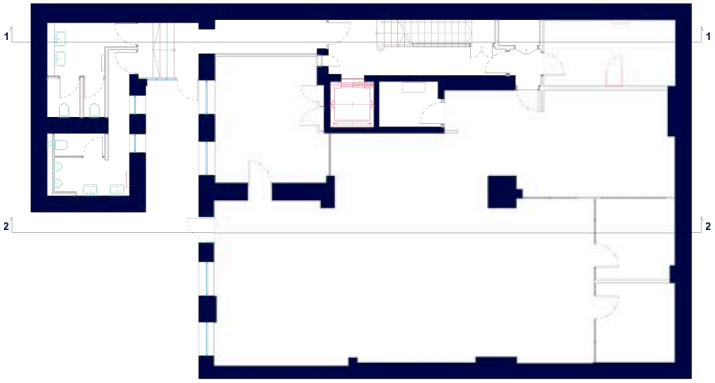
FINANCIALS

Size (sq.ft.)	7,589
Quoting Rent (p.a.) excl.	£527,436
Service Charge	NA
Estimated Rates Payable (p.a.)	£190,800
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£718,236**

- **EXISTING POWER IS 277KVA = 400AMP 3 PHASE SUPPLY**
- **NO SUBSTATION WITHIN THE BUILDING**

FLOOR PLANS (EXISTING)

MEASURED SURVEY AVAILABLE UPON REQUEST



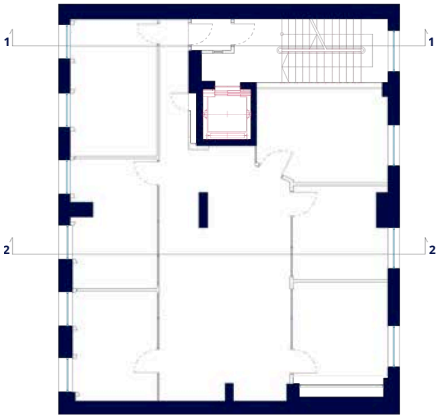
Lower Ground Floor Plan



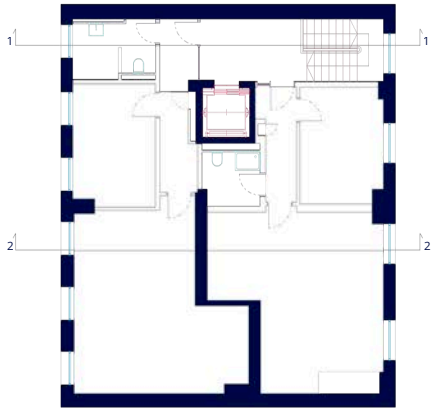
Ground Floor Plan



First Floor Plan



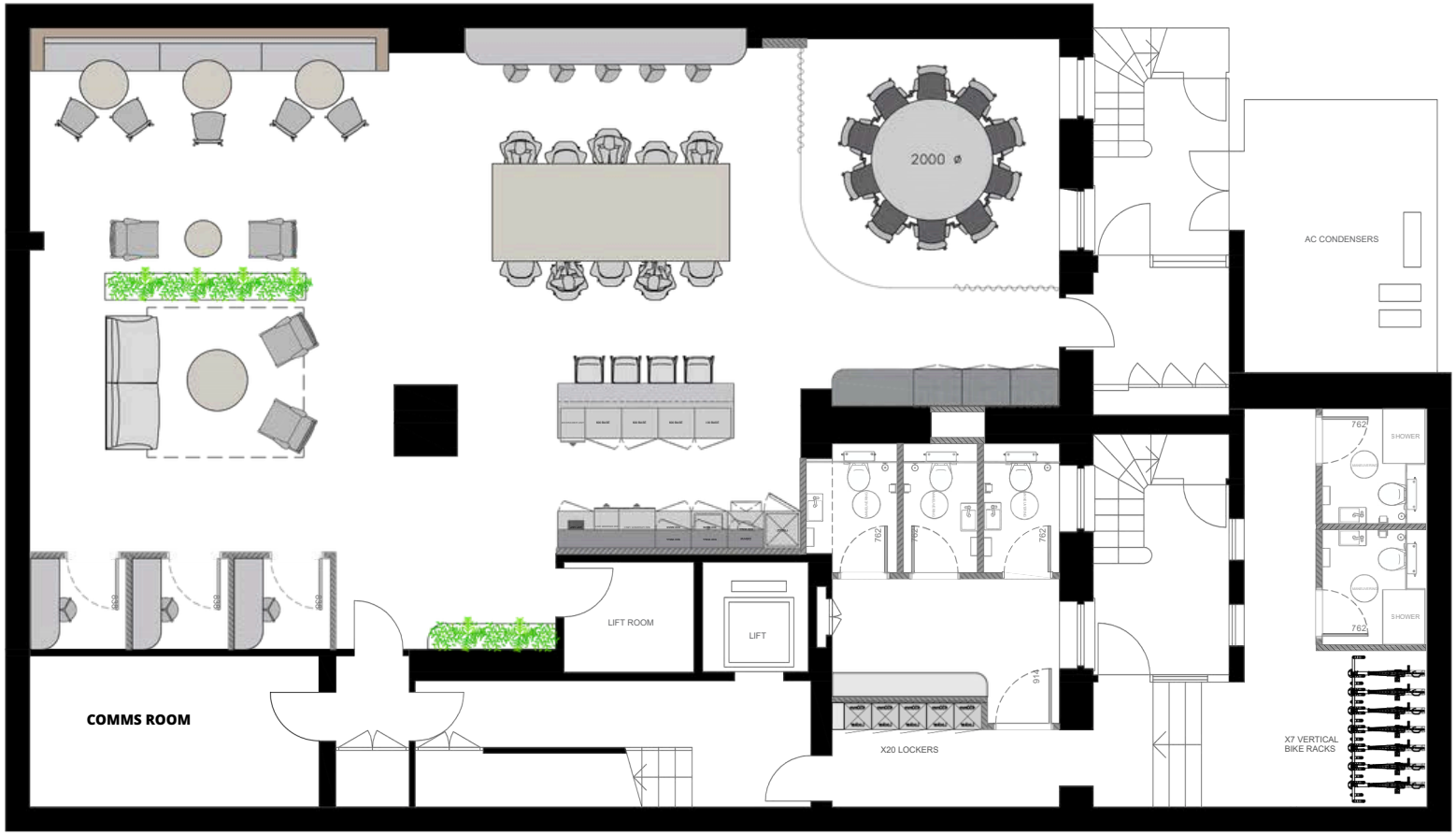
Second Floor Plan



Third Floor Plan

SPACE PLAN | FULLY FITTED PLAN

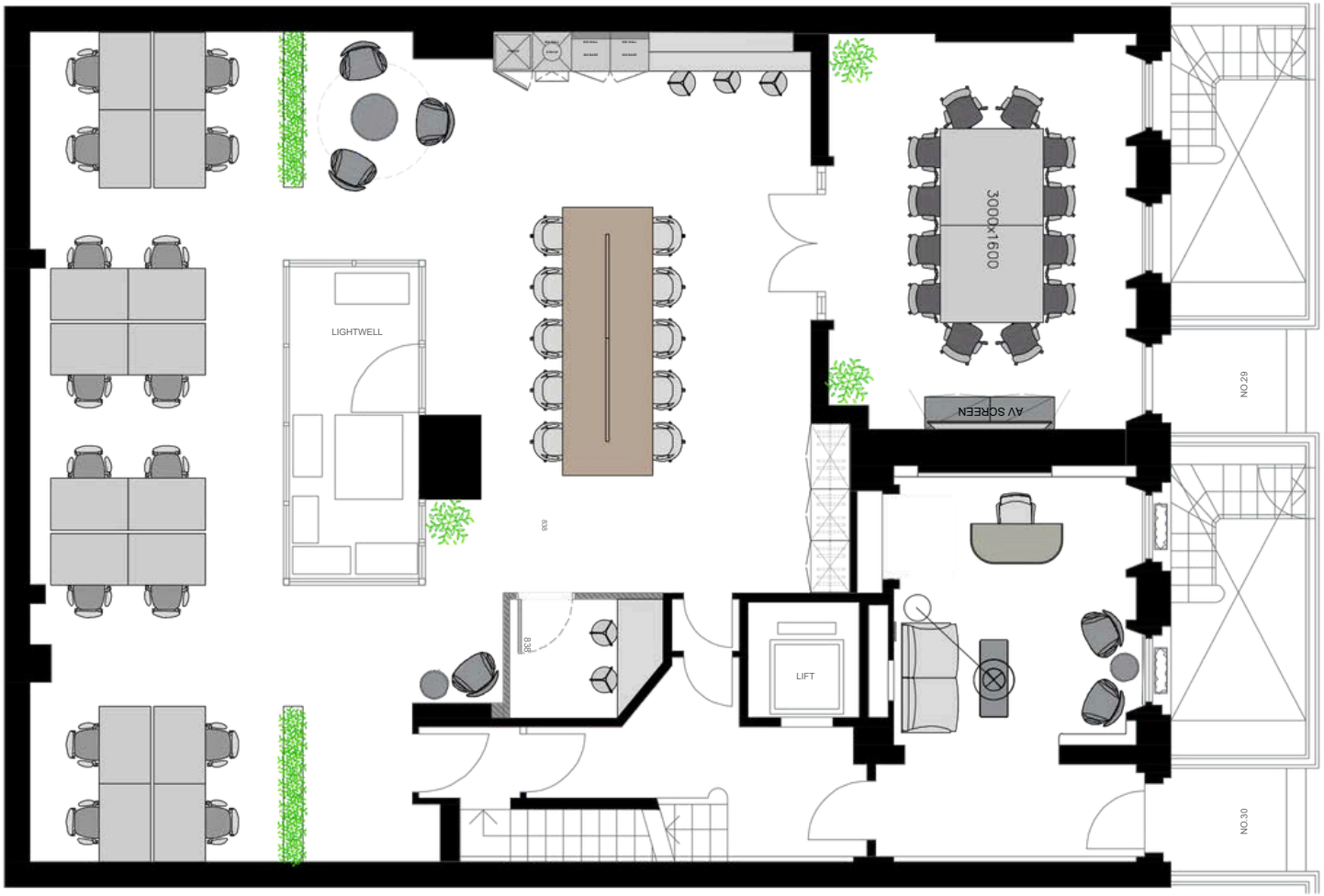
Lower Ground Floor
Indicative Layout



SPACE PLAN | FULLY FITTED PLAN

Ground Floor
Indicative Layout

SPACE PLANS AVAILABLE FOR EACH FLOOR





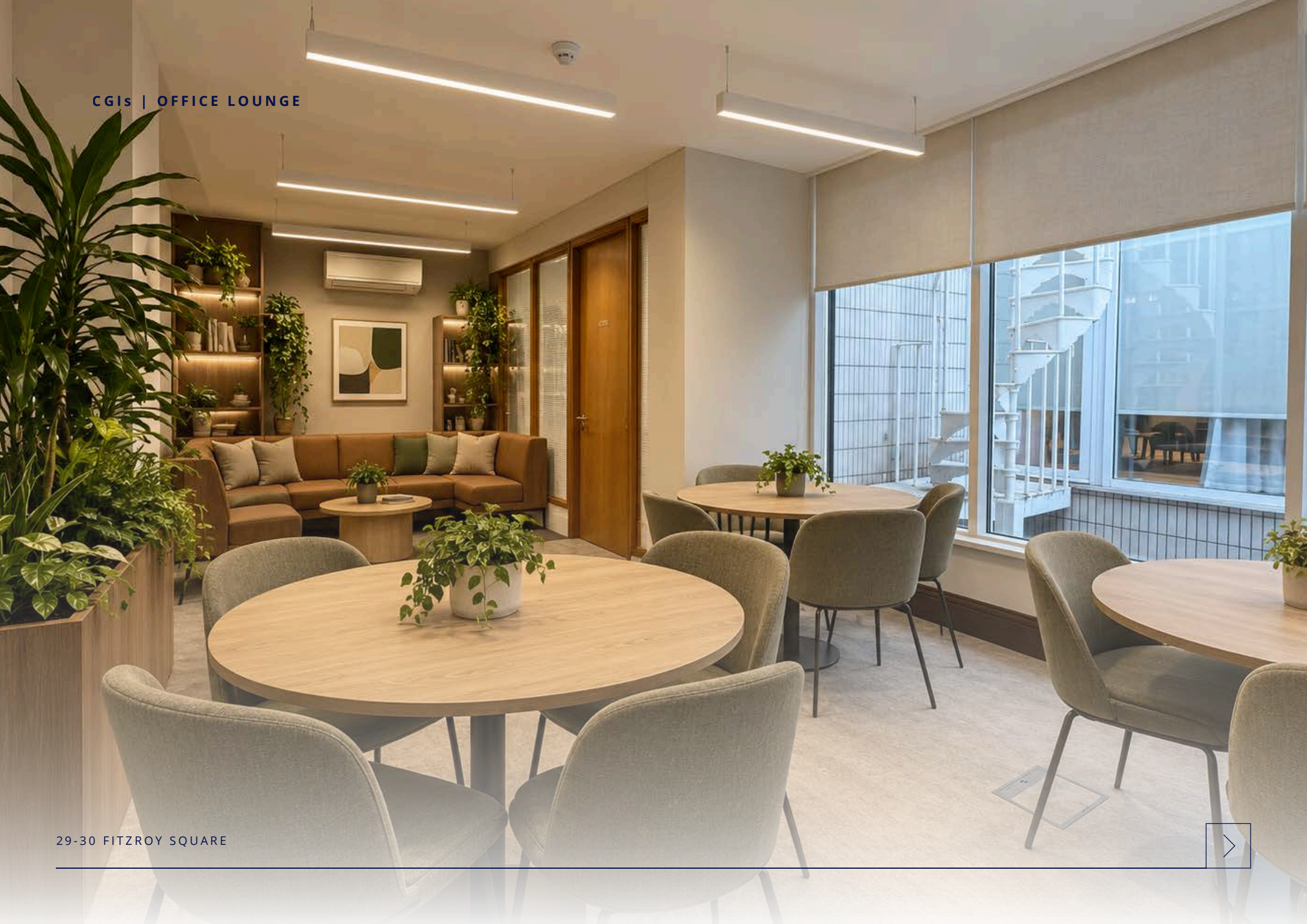








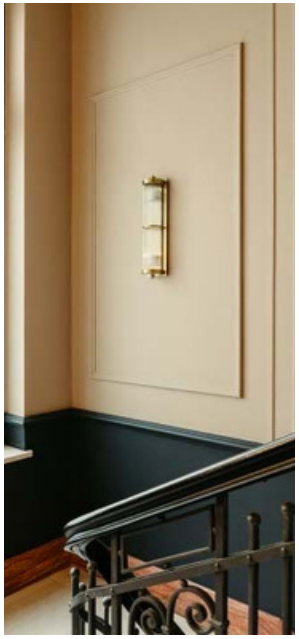
CGIsCGIs | TYPICAL FLOOR CAT A+



DESIGN CONCEPT





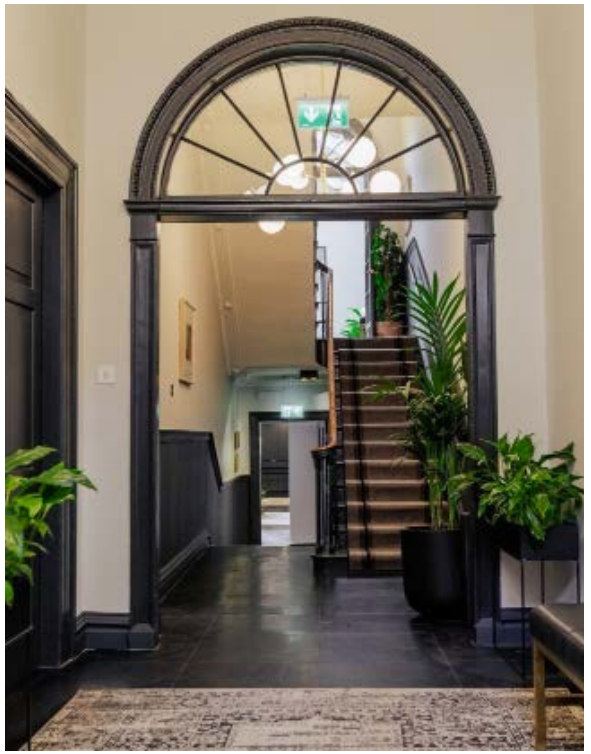












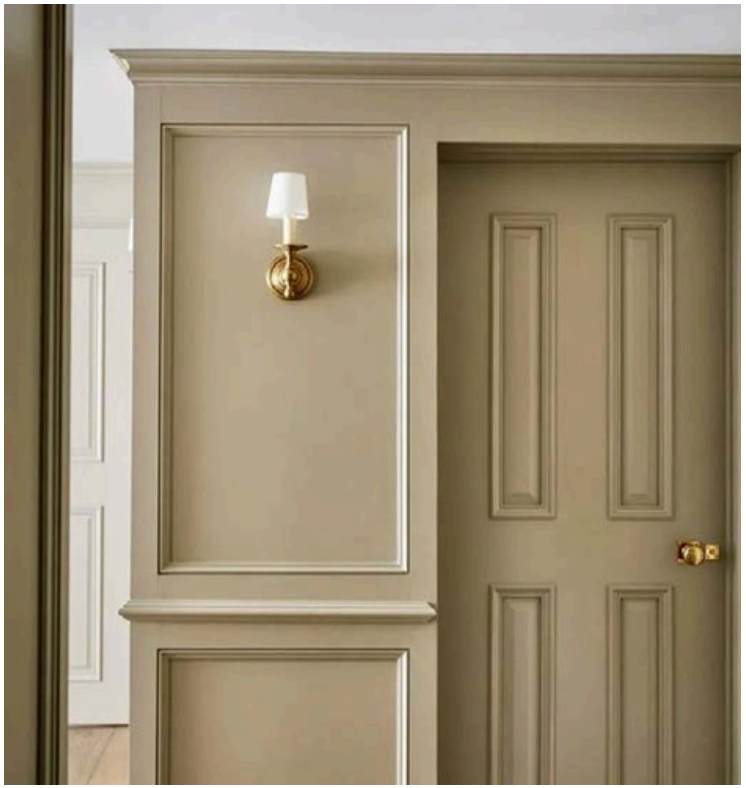
DESIGN CONCEPT | ARCHITECTURAL DETAILS

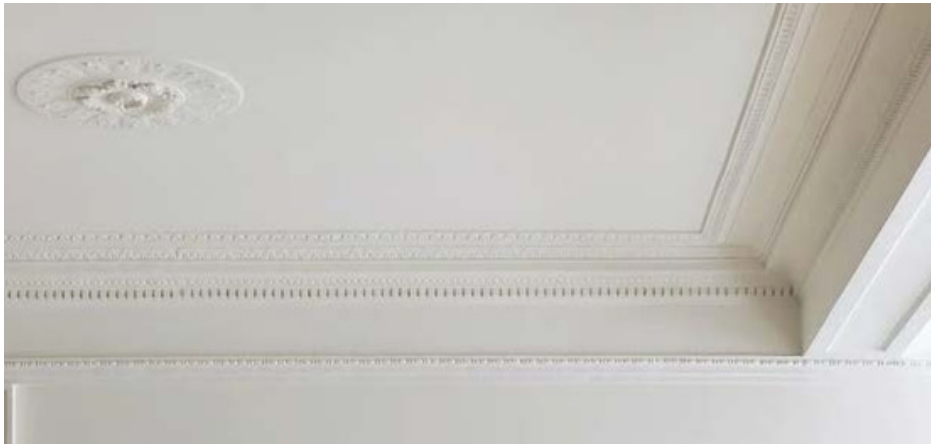




















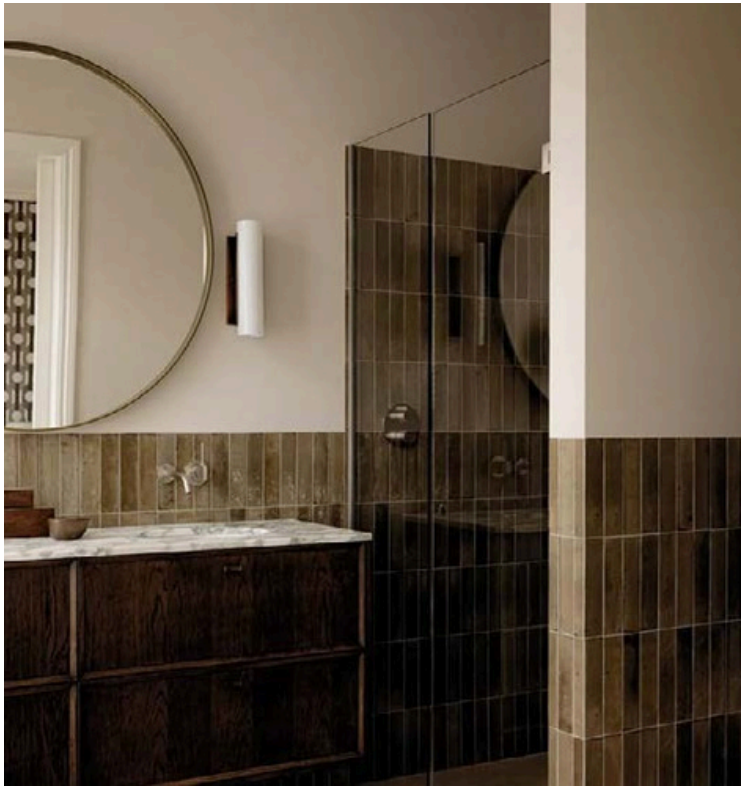








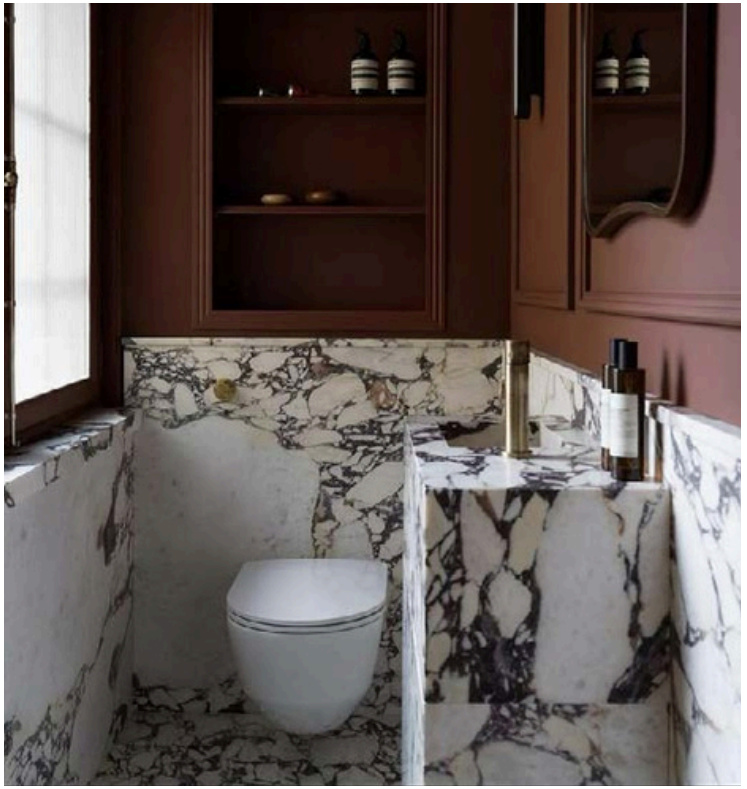
DESIGN CONCEPT | WCs & SHOWERS







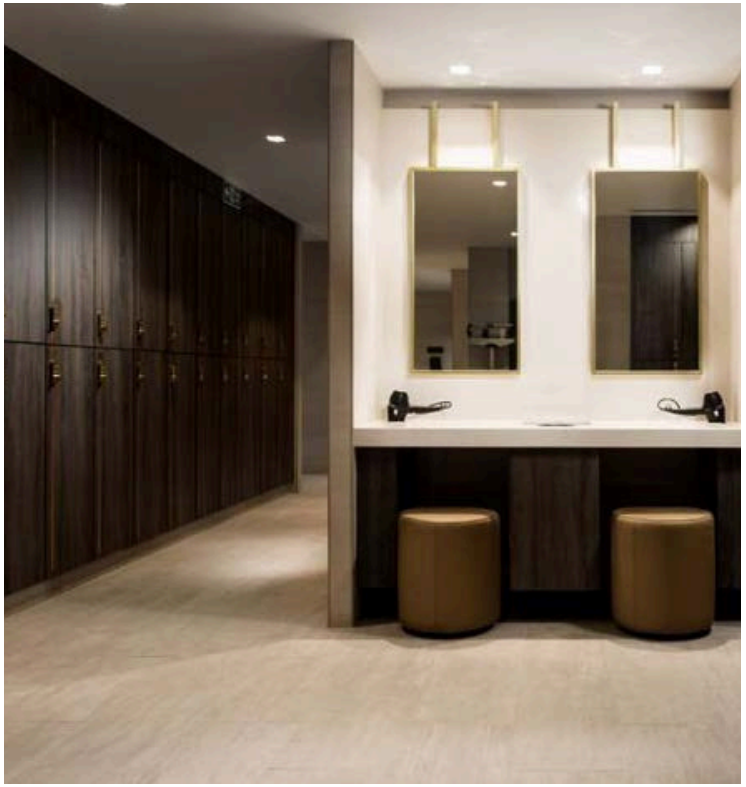








DESIGN CONCEPT | END OF TRIP



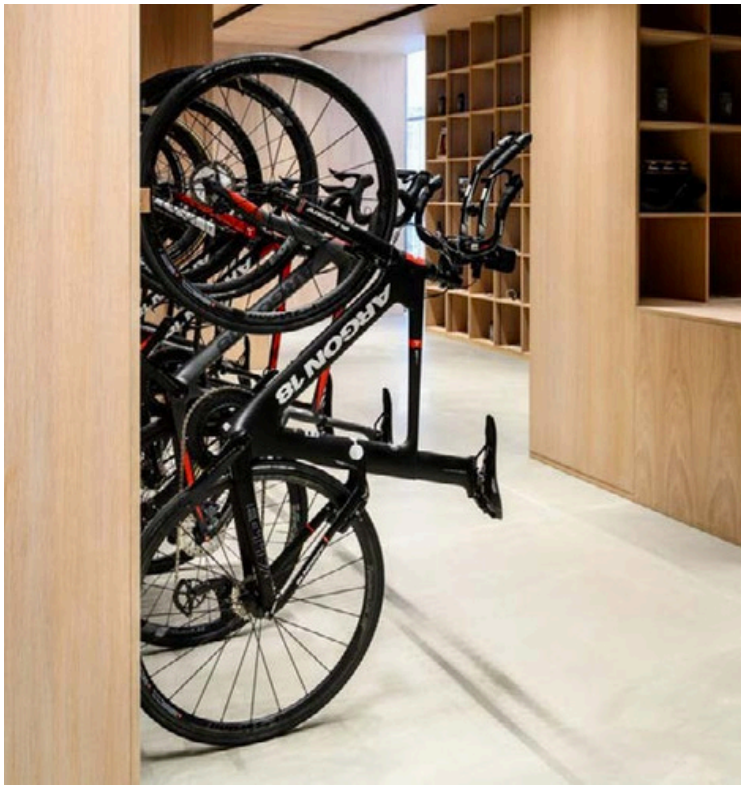






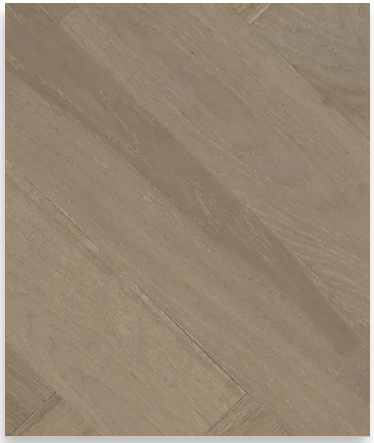






FINISHES | MATERIALS PALETTE

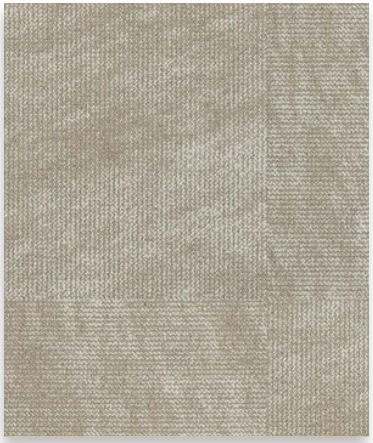




FF-01 ENGINEERED
TIMBER (STAIR LOBBIES)



FF-02 ENTRANCE MAT



FF-03 GENERAL CARPET
(OPEN PLAN)



FF-04 INSET CARPET
(MEETING ROOMS)



FF-05 HERRINGBONE CARPET
(STAIR RUNNER)



FF-06 MARBLE TILE
(RECEPTION AREA)



FF-07 MARBLE EFFECT TILE
(WCs & SHOWERS)



ANTIQUE BRASS
TRANSITION STRIP



Psycle


Charlotte Street Hotel


Meta HQ



Fabrique

LOCATION

LOCATED IN CENTRAL LONDON

Situated within the distinguished Fitzroy Square, 29–30 Fitzroy Square occupies a prominent position on the corner with Grafton Way. Fitzroy Square is renowned for its Georgian architecture and historical significance, having been home to notable figures such as George Bernard Shaw and Virginia Woolf.

The property benefits from close proximity to Charlotte Street and Tottenham Court Road, both offering a vibrant array of restaurants, cafés, and shops. Excellent transport links are available nearby, with Warren Street, Great Portland Street, and Goodge Street underground stations all within easy walking distance, providing convenient access across Central London.

THE NEIGHBOURHOOD

1. PERELLA WEINBERG PARTNERS
2. BOSTON CONSULTING GROUP
3. ESTÉE LAUDER COMPANIES
4. TED BAKER
5. NETFLIX
6. META
7. FREMANTLE
8. CLINTONS
9. MARLIN EQUITY PARTNERS
10. UNITED TALENT AGENCY
11. SKYSCANNER
12. G-RESEARCH
13. GARDINER & THEOBALD
14. APOLLO MANAGEMENT
15. ARUP
16. GAMESYS GROUP
17. LIONSGATE FILMS
18. SYNOVA
19. REVCAP
20. TAKE TWO
21. ATOMICO
22. PINEBRIDGE INVESTMENTS
23. WILLIAM MORRIS ENDEAVOR ENTERTAINMENT
24. GSK
25. NEXT 15 GROUP
26. MAKE ARCHITECTS
27. BAKKAVOR GROUP
28. FREUDS
29. GOOGLE
30. NBC UNIVERSAL
31. G RESEARCH
32. FUJITSU
33. META
34. SANTANDER
35. DENTSU
36. UCLH
37. EONE
38. WELLCOME TRUST
39. BENEVOLENT AI
40. UCL
41. SOAS
42. BIRKBECK
43. BRITISH MUSEUM
44. BBC
45. RIBA
46. KING



29-30 FITZROY SQUARE

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 January 2027. Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available uppon request.



CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

Henry Bacon

07780 472 942

Henry@rib.co.uk

Jim Clarke

07889 456 957

Jim@rib.co.uk

Thomas D'arcy

07909 259 004

Thomas@rib.co.uk

Matthew Mullan

07741 909 806

Matthewm@rib.co.uk

ROBERT IRVING BURNS

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.