

# CROSSLAND OTTER HUNT

27-29 Whitfield Street,  
London,  
W1T 2BG

---

Self-Contained Showroom / Office  
Accommodation in the heart of  
Fitzrovia

---

1,945 sq ft (180.70 sq m)

020 7408 1114  
[www.coh.eu](http://www.coh.eu)

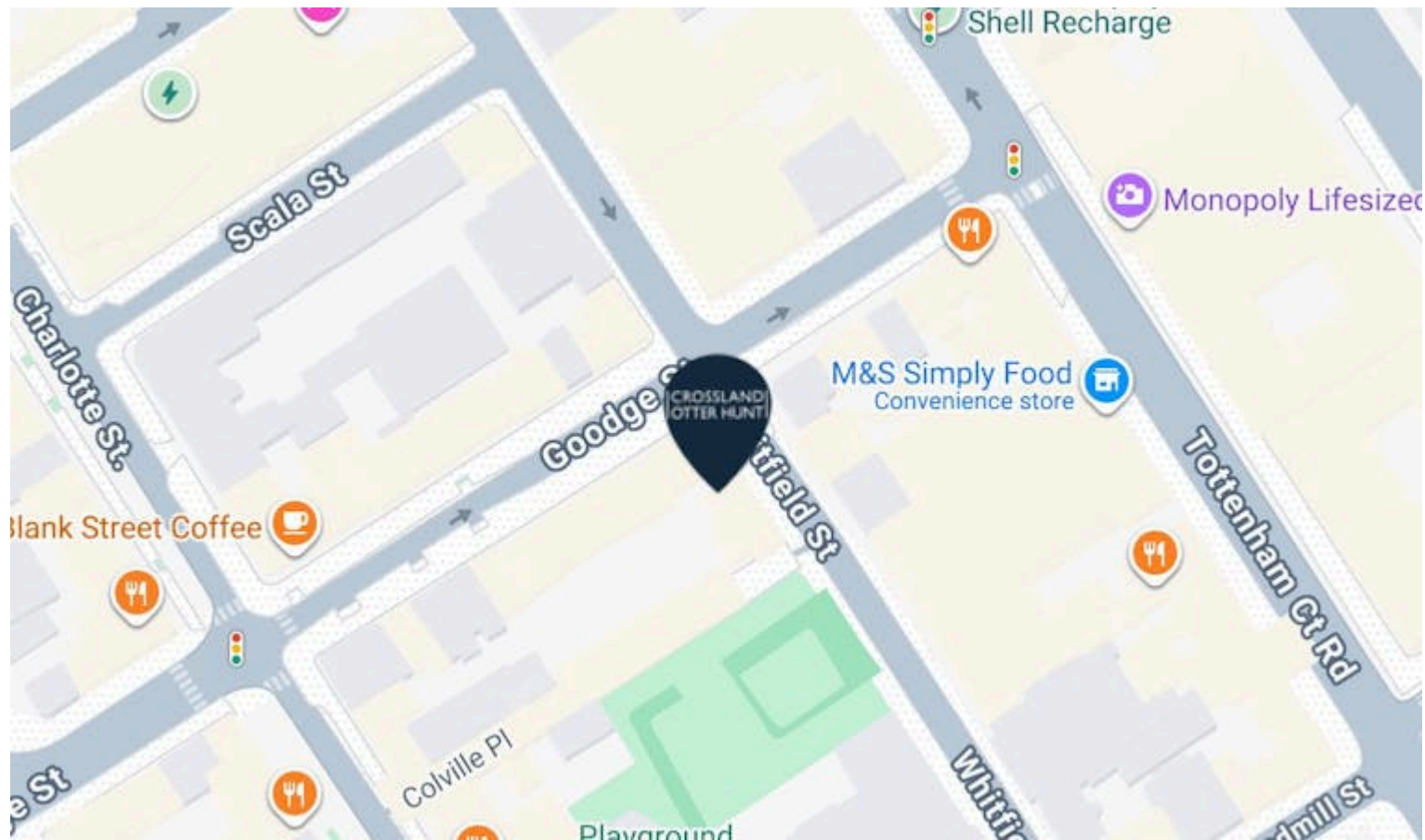


# CROSSLAND OTTER HUNT

27-29 Whitfield Street,  
London,  
W1T 2BG

Self-Contained Showroom / Office  
Accommodation in the heart of  
Fitzrovia

1,945 sq ft (180.70 sq m)



## Nearest Stations



Goodge Street  
(0.1 Miles)



Tottenham Court Road  
(0.3 Miles)

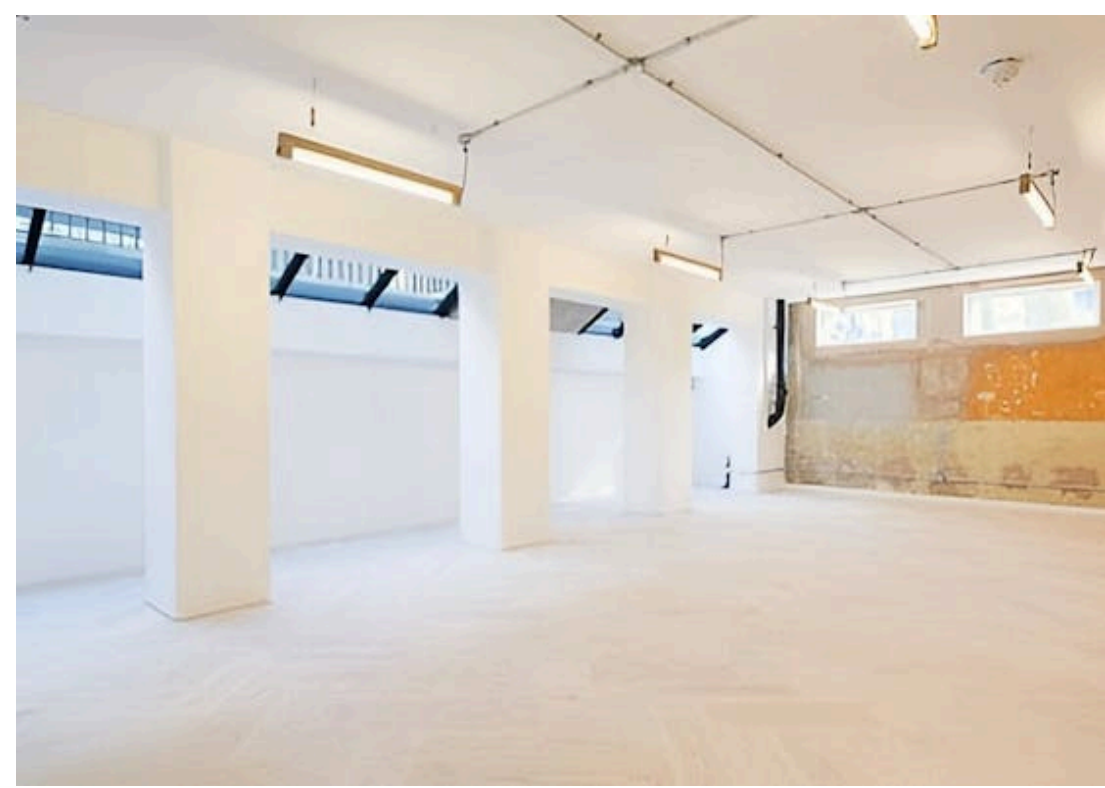


Warren Street  
(0.4 Miles)

The building is positioned in the heart of Fitzrovia, one of London's most vibrant mixed-use neighbourhoods. The area is renowned for its blend of creative, media and professional occupiers, alongside an exceptional café, restaurant and retail offering. The property is in close proximity to Charlotte Street, widely regarded as one of Fitzrovia's prime destinations, offering a diverse range of popular eateries and bars. Excellent transport connections are available nearby, with multiple Underground stations within walking distance, providing swift access across the West End, City and beyond.

020 7408 1114

[www.coh.eu](http://www.coh.eu)



# CROSSLAND OTTER HUNT

27-29 Whitfield Street,  
London,  
W1T 2BG

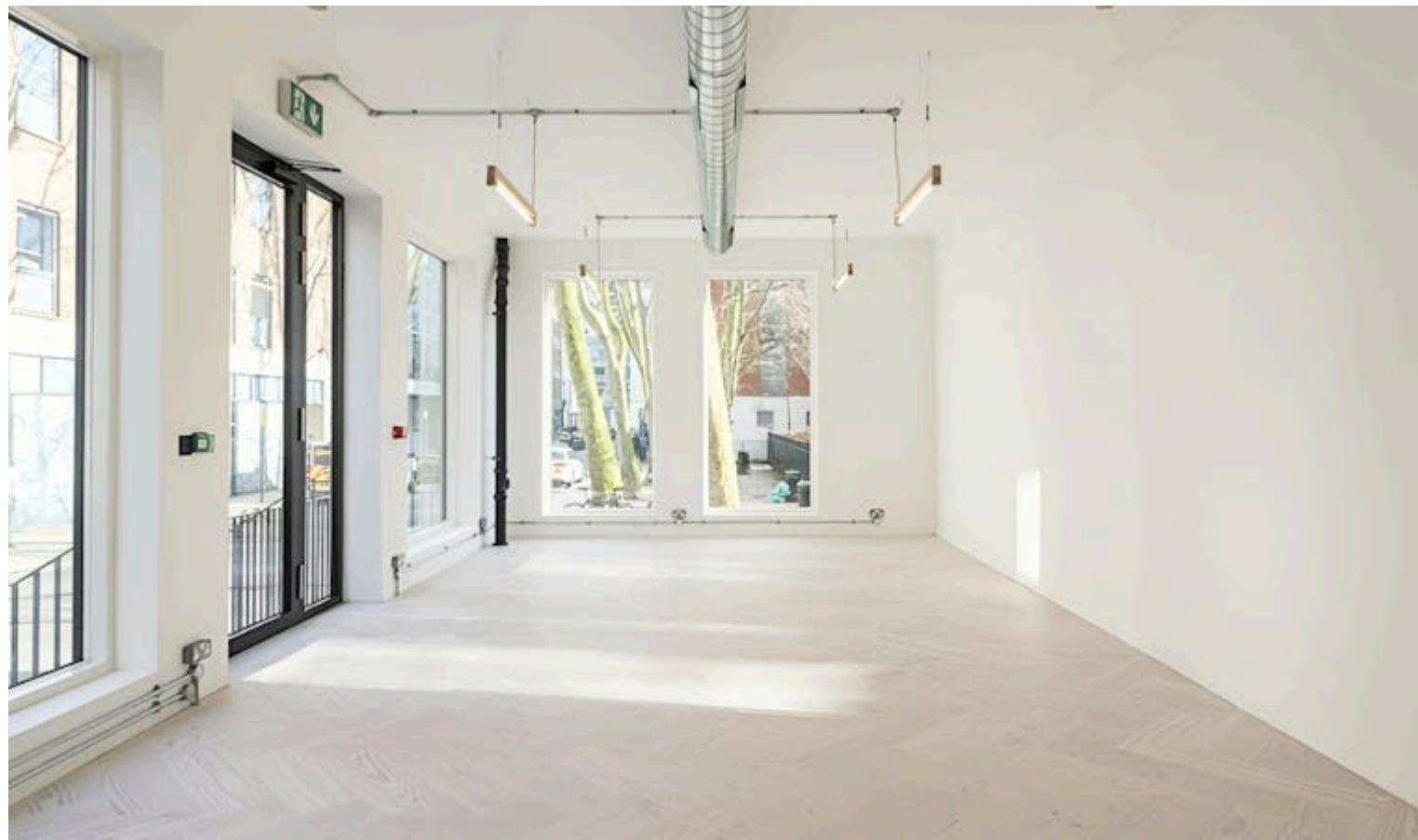
---

Self-Contained Showroom / Office  
Accommodation in the heart of  
Fitzrovia

---

1,945 sq ft (180.70 sq m)

---



- Excellent natural light throughout
- Generous ceiling heights
- Exposed services
- Demised WCs
- Contemporary design
- Parquet wooden flooring
- Kitchen
- Self-contained G & LG Floors with interconnecting staircase and own front door

020 7408 1114

[www.coh.eu](http://www.coh.eu)

## Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	AVAILABILITY
Ground - G & LG Floors to be leased together	898	83.43	£75	£13.33	£8	£7,208.70	Available
Lower Ground - G & LG Floors to be leased together	1,047	97.27	£75	£13.33	£8	£8,404.79	Available
Total	1,945	180.70	£75	£13.33	£8	£15,613.49	

# CROSSLAND OTTER HUNT

## CONTACT US



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu



Mathis Piquiot

07856686966

mathis@coh.eu

020 7408 1114

www.coh.eu

## Description

An opportunity to secure a self-contained ground and lower ground floor unit within a distinctive, contemporary building in the heart of Fitzrovia. The premises benefits from parquet wooden flooring throughout and generous ceiling heights, making it particularly well suited to showroom or office use. Large floor-to-ceiling windows fronting Whitfield Street provide an abundance of natural light across the accommodation.

## Location

The building is positioned in the heart of Fitzrovia, one of London's most vibrant mixed-use neighbourhoods. The area is renowned for its blend of creative, media and professional occupiers, alongside an exceptional café, restaurant and retail offering. The property is in close proximity to Charlotte Street, widely regarded as one of Fitzrovia's prime destinations, offering a diverse range of popular eateries and bars. Excellent transport connections are available nearby, with multiple Underground stations within walking distance, providing swift access across the West End, City and beyond.

## Terms

Available by way of a new lease direct from the landlord.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

# CROSSLAND OTTER HUNT

[www.coh.eu](http://www.coh.eu)



Visit Our Office  
3-5 Barrett Street  
London  
W1U 1AY