

21 BERNERS STREET

Fitzrovia



LDG









DESCRIPTION

Short term office available which benefits from excellent natural light from two sides, wood flooring and demised kitchen and toilet. The building has a smart entrance and a passenger lift. Perfect for a 12 month project or businesses anticipating rapid growth.

HIGHLIGHTS

- Excellent Natural Light
- Wood Effect Flooring
- Good Ceiling Height
- Private Meeting Room
- Smart Entrance Hall
- Central Heating
- AC (not tested)
- Passenger Lift
- Demised Kitchen & Restrooms

USE

Class E – Suitable for offices, medical and educational uses.

LEASE

Leases available up to 12 months.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

VAT

The property is VAT Elected.

WHEN CAN YOU MOVE IN?

December 2026, or earlier with arrangement with the existing tenant (subject to contract).

CONNECTIVITY

Fibre is available within the building.

FURTHER INFORMATION

EPC & other reports are available upon request.

COMMUTE

Goodge Street. 6 mins
Tottenham Court Road. 7 mins
Oxford Circus. 7 mins
Warren Street. 10 mins
Great Portland Street. 10 mins

PARKING

ParkBee Clipstone Mews - 4 mins away.

FOODIE HOTSPOTS

- Akoko - Berners Tavern
- Sababa - Greyhound

LIQUID LUNCH

- Percy & Founders - The London Cocktail Club
- Adam & Eve - Market Place

A STRETCH AWAY

- TheGym - Tens Fitness
- FRAME - PureGym



Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
3rd	874	£35,000 / annum	£26,880 / annum	£12,000 / annum	£6,156.67	£73,880	Available
Total	874				£6,156.67	£73,880	

Ready to talk?



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