

45 FITZROY STREET

FITZROVIA, W1T 6EB

FOREST
REAL ESTATE

TO LET

105 SQ FT

A Quiet, Discreet Sanctuary on the Edge of the Knowledge Quarter...

Key Features

- Grade II Listed Boutique Townhouse
- Private Working Environment
- Video EntryPhone
- High Ceilings
- Excellent Natural Light
- 24/7 Secure Access
- Fully Inclusive Costs with no Hidden Fees

Silverstream House, 45 Fitzroy Street
Fitzrovia, W1T 6EB





Description

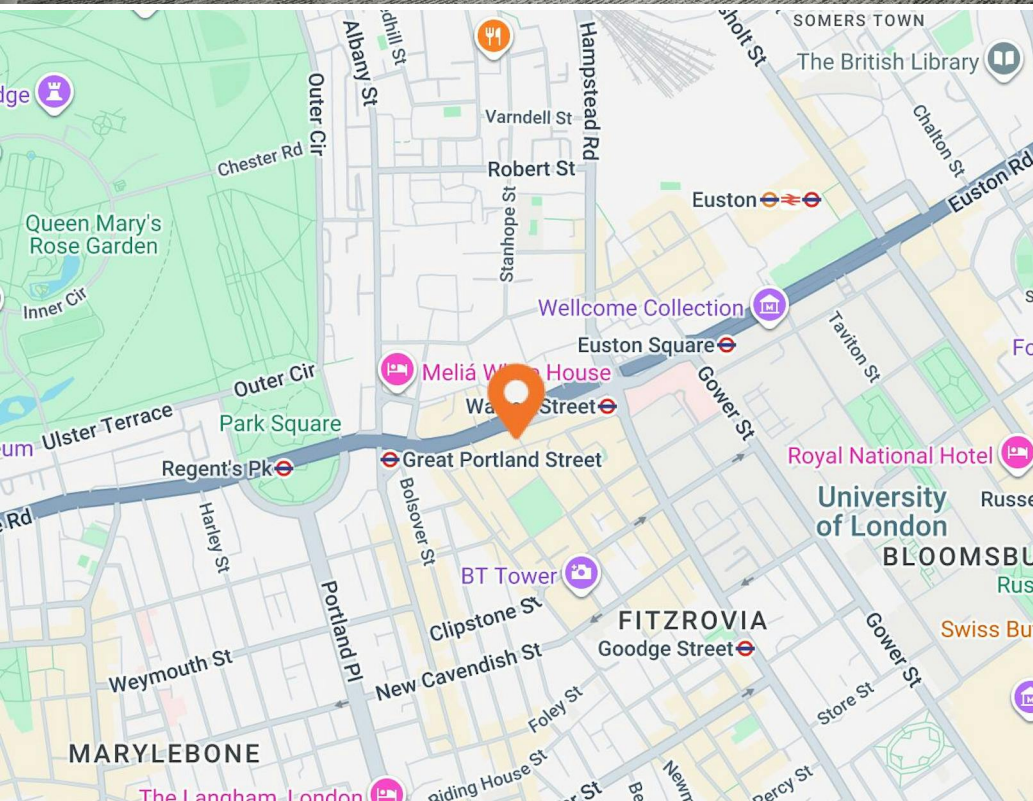
Silverstream House is not a coworking space. It's a private, boutique-managed townhouse for people whose work demands quiet: deep focus, confidential conversations, and zero interruption. Set within a Grade II listed period building at the gateway to London's Knowledge Quarter, steps from UCL, Euston and Bloomsbury, Silverstream House offers a deliberate alternative to the open-plan, communal-lounge model of the big coworking chains. There are no hot-desking crowds, no shared breakout areas, no background noise. Just a small number of private offices, secured behind a video entry-phone, for people who need to think, meet, and work without being overheard. A private office for people who value privacy. This 105 sq ft private office suits 1–2 people and is ideal for:

- Founders and technologists handling sensitive product or data work
- Consultants and advisors running confidential client meetings
- Legal, financial or specialist professionals (e.g. patent attorneys) who need discretion by design
- Therapists and practitioners requiring a calm, private consulting environment

£1,300 + VAT per month

Location

Located on Fitzroy Street, in the heart of London's Knowledge Quarter, Silverstream House offers a discreet and well-connected workspace in a characterful Grade II listed townhouse. The property is ideally positioned for UCL, Bloomsbury and Euston, with Warren Street Underground station just a two-minute walk away, Great Portland Street five minutes away and Tottenham Court Road within easy reach. Combining period charm with excellent transport links, the location provides a quiet, professional base close to London's leading academic, technology and business communities.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	105	9.75	Available
Total	105	9.75	
Lease	Licence		
Rent	£1,350 per month All inclusive		
Rates	On application		
Service Charge	On application		
VAT	On application		
EPC	On application		

Contact

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