

DB

TO LET

**FULLY FITTED
OFFICE SUITE**

**THIRD FLOOR
1,660 SQFT**



19-20 BERNERS STREET



Location

Nestled in the heart of London's vibrant West End, 19-20 Berners St offers an opportunity for a business to be located in one of the most sought after streets in Fitzrovia. This commanding property is surrounded by a plethora of renowned restaurants, cafes, and bars. The area is steeped in history, culture and when combined with the excellent transport links to the rest of the city, its prime location offers the perfect combination of convenience coupled with high quality amenities.



RECEPTION



EXTERIOR

Local Amenities & Occupiers

● BARS, CAFÉS & RESTAURANTS

- 1 The Bloomsbury Club
- 2 Hakkasan
- 3 Store Street Espresso
- 4 Planet Organic
- 5 The Life Goddess
- 6 DF/Mexico
- 7 Berners Tavern
- 8 Obica
- 9 Sanderson London
- 10 Oscar Bar & Restaurant
- 12 The Long Bar
- 13 Roka
- 15 Lantana
- 16 London Cocktail Club
- 17 Mr Fogg's House of Botanicals
- 18 Salt Yard
- 19 Barrica Tapas
- 20 Plenty
- 21 The Larder
- 22 Percy & Founders
- 23 Detox Kitchen
- 24 Riding House Cafe
- 26 The Attendant
- 27 Foley's
- 28 Kin
- 29 Bonnie Gull
- 30 Gaucho
- 31 Bubbledogs
- 32 Archipelago
- 33 The Lucky Pig Cocktail Bar
- 34 The Carpenters Arms
- 35 Steak and Lobster
- 36 Noizé
- 37 Flesh & Buns
- 38 Kaffeine
- 39 Circo Popolare 40 Meraki

● CULTURE & ENTERTAINMENT

- 1 London Palladium
- 2 Soho Theatre
- 3 100 Club
- 4 Dominion Theatre
- 5 Gallery Different
- 6 Charlotte Street Hotel
- 7 Odeon Cinema
- 8 Rebecca Hossack Gallery
- 9 The British Museum
- 10 Woolff Gallery Ltd
- 11 The Fitzrovia Gallery
- 12 New Diorama Theatre
- 13 Bloomsbury Theatre

● SHOPPING

- 1 Apple
- 2 T2
- 3 ZARA
- 4 Oasis
- 5 Liberty
- 6 M&S
- 7 Agent Provocateur
- 8 Foyles
- 9 Rathbone Square
- 10 Labassa Woolfe
- 11 MAC
- 12 Aveda
- 13 Rivet & Hide Ltd
- 14 Revival Retro
- 15 Paperchase
- 16 Orchidya
- 17 Pollock's Toy Museum
- 18 Heals
- 20 Space NK
- 21 Honey & Spice

● FITNESS & BEAUTY

- 1 Easygym
- 3 Boutique Spa
- 4 PerformancePro
- 5 Psycle
- 7 Ted's Grooming Room
- 8 Walk-in Backrub
- 9 Epoch Fitness
- 11 Puregym London
- 12 Pfeffer Sal
- 13 Egoist Body Studios
- 14 F45
- 15 Fitness First
- 17 Daniel Herscheson
- 18 Ten Health
- 20 Rowbots

● HOTELS

- 1 The London Edition
- 2 Sanderson
- 3 Charlotte Street Hotel
- 4 The Bloomsbury
- 5 The Mandrake
- 6 The Langham
- 7 The Treehouse Hotel

● OCCUPIERS

- 1 Google
- 2 Netflix
- 3 Facebook
- 4 BBC
- 5 Arup & Boston Consulting Group
- 6 Allfunds Bank
- 7 Lionsgate Film
- 8 Converse
- 9 Freuds
- 10 London & Capital
- 11 Heineken
- 12 Sony DAC
- 13 Arcadia



B

At the heart of the West End

The streets of Fitzrovia, affectionately referred to as the West End's hidden gem, are lined with stylish boutiques, bars and coffee shops. The ever-evolving and dynamic community has led to the creation of some of the most diverse amenities that London has to offer, referencing the bohemian culture within which it is situated.

Around 50,000 people currently work in Fitzrovia. While companies from the tech and media sectors have been the dominant office occupiers for some time, the landscape is now becoming far more diverse with business services, pharma/healthcare and financial organisations increasingly attracted to the area.



SANDERSON HOTEL



GAUCHO



FITZROVIA'S ICONIC BT TOWER



OXFORD CIRCUS



LANGHAM HOTEL



LONDON EDITION HOTEL



ROKA



Description

This is a great opportunity for businesses looking for a modern and bright office space in one of Fitzrovia's most sought after buildings. The available office comprises the entire third floor, providing a fully fitted kitchenette, meeting room and open plan accommodation. The floor comes fully furnished (see full itinerary on [page 8](#)).

The ground floor reception, common areas, and WC's have undergone a recent design led refurbishment, providing a sleek and modern look to the building. All occupiers benefit from a concierge and reception facility with barista service, making a great first impression for clients, visitors and employees alike.

The communal roof terrace, accessed directly off the third floor provides a perfect space for employees to unwind and socialize. The combination of the modern fixtures and fittings, convenient amenities and unbeatable location ensures 19-20 Berners Street is the perfect building for you.

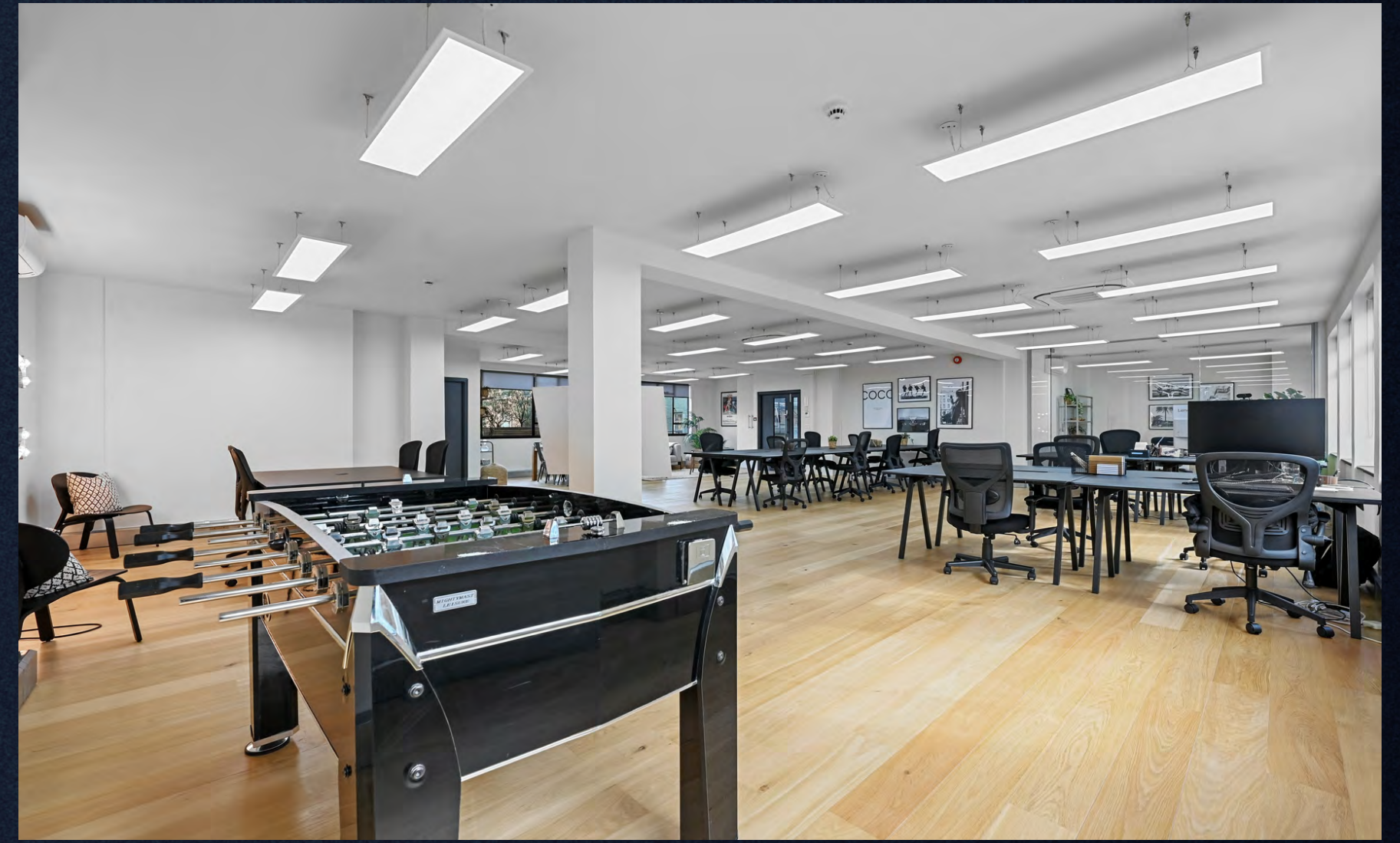


Please note that the floor comes fully furnished benefitting from the following:

- 5 x 4 Person Desks
- 20 x Desk Chairs
- Designer Private Office Desk and Informal Chair
- New Kitchen with integrated white goods
- Kitchen Table
- 8 x Kitchen Chairs
- 3 Person Designer Sofa
- 2 x Throws
- 2 x Designer Soft Seating Armchair
- 3 x Poof Side Tables
- 2 x Rugs
- Football Table



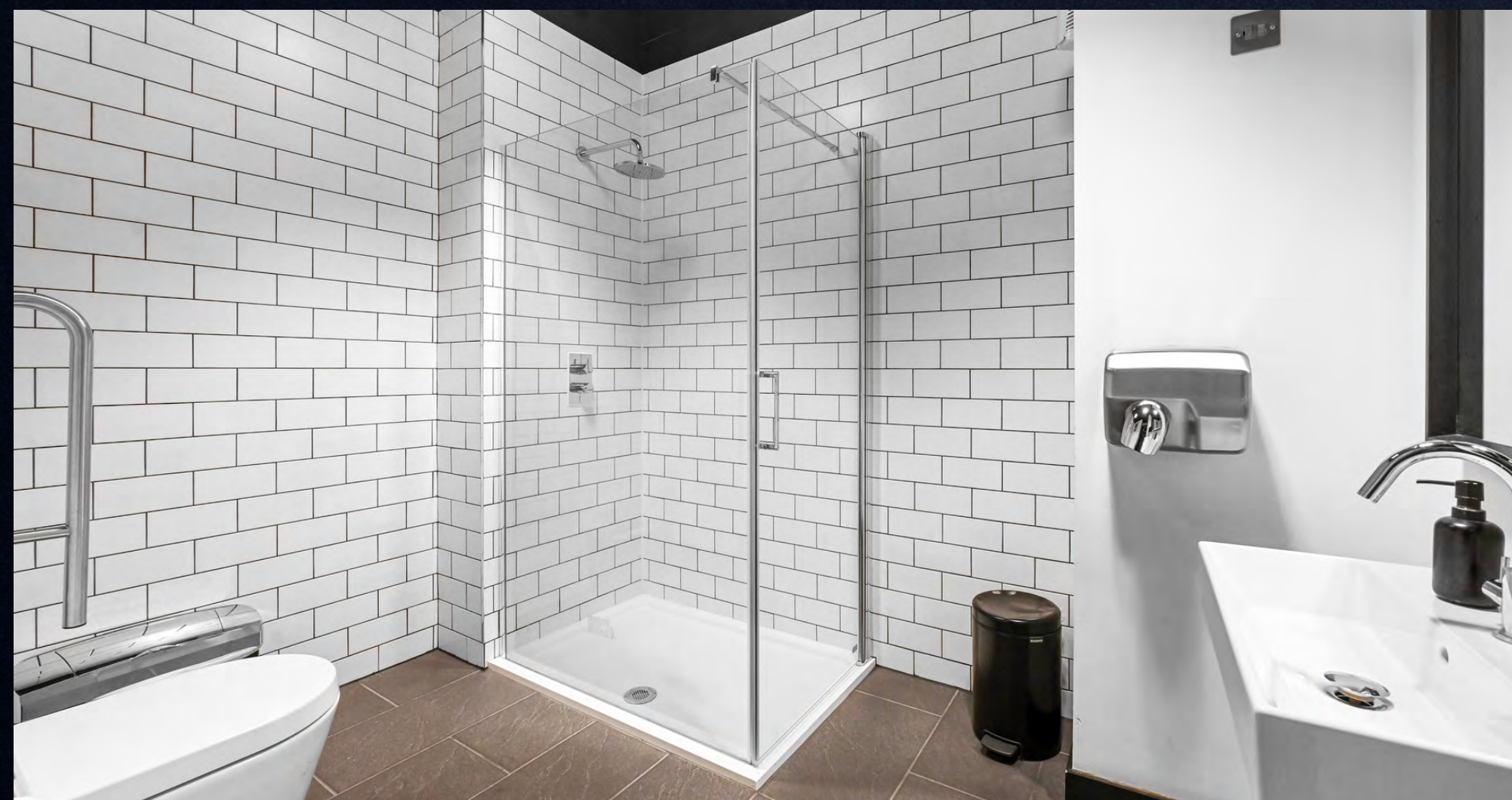
B
D





SHARED TERRACE





Specification



Private Office/ Meeting Room



Fitted Kitchenette



Fantastic Natural Light from Two Sides



Boutique Reception



Shared Use of Roof Terrace



Design Led Communal WC's



Loading Facility at The Rear via Berners Mews



Communal Shower Facilities on the 4th floor



Comfort Cooling



Galvanised Metal Perimeter Trunking



G-Network fibre line



Concierge Providing Barista Service



Video Entry Phone



Passenger lift



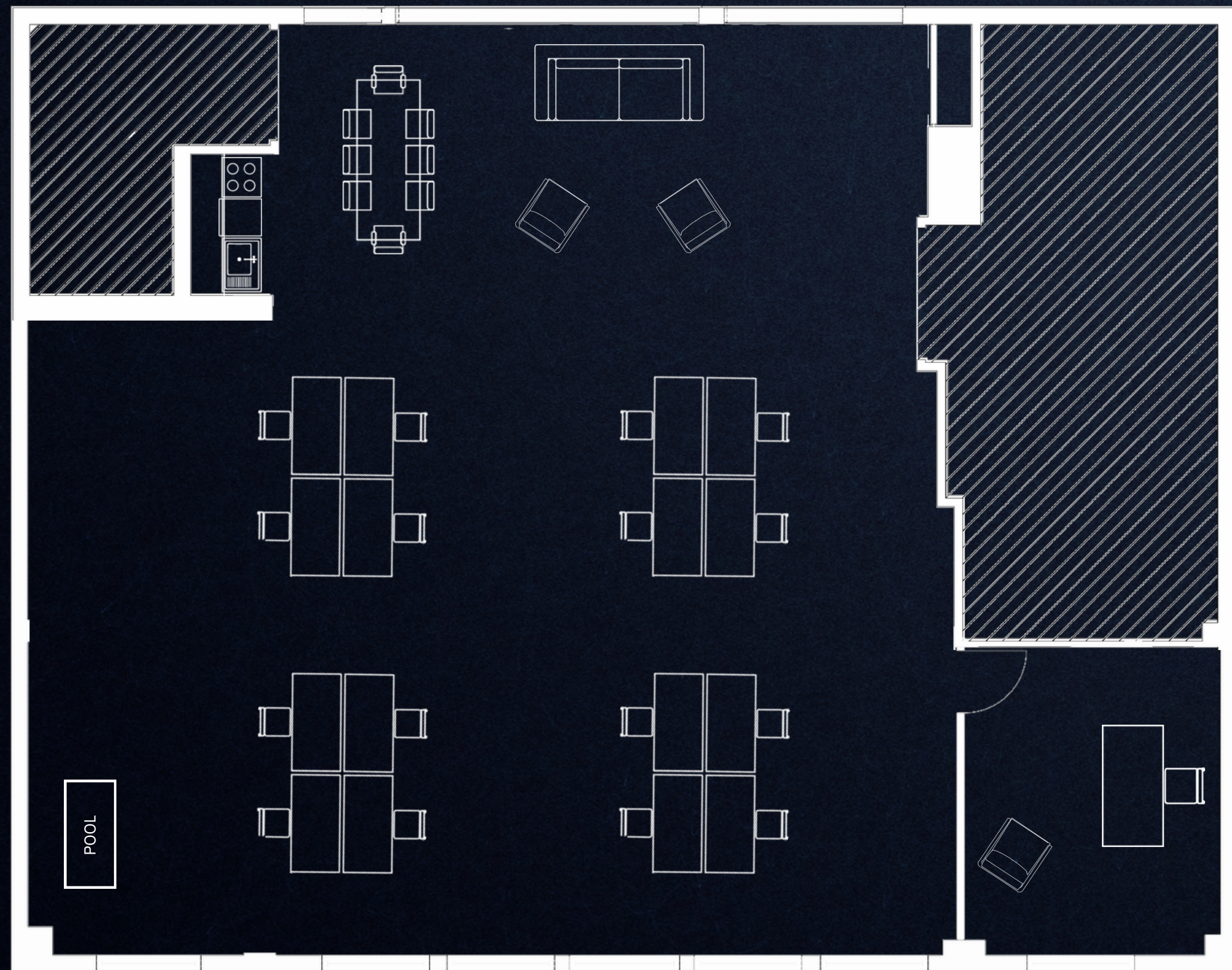
Goods Lift accessed via Berners Mews



Current Floor Layout

Not to scale

1,660 sq ft / 154.22 sq m



Floor areas & Financials

Floor	sq ft
3rd	1,660

Rent

POA

Please be aware that utilities and cleaning will be charged based on your individual usage and an estimate can be provided upon request.



BERNERS STREET

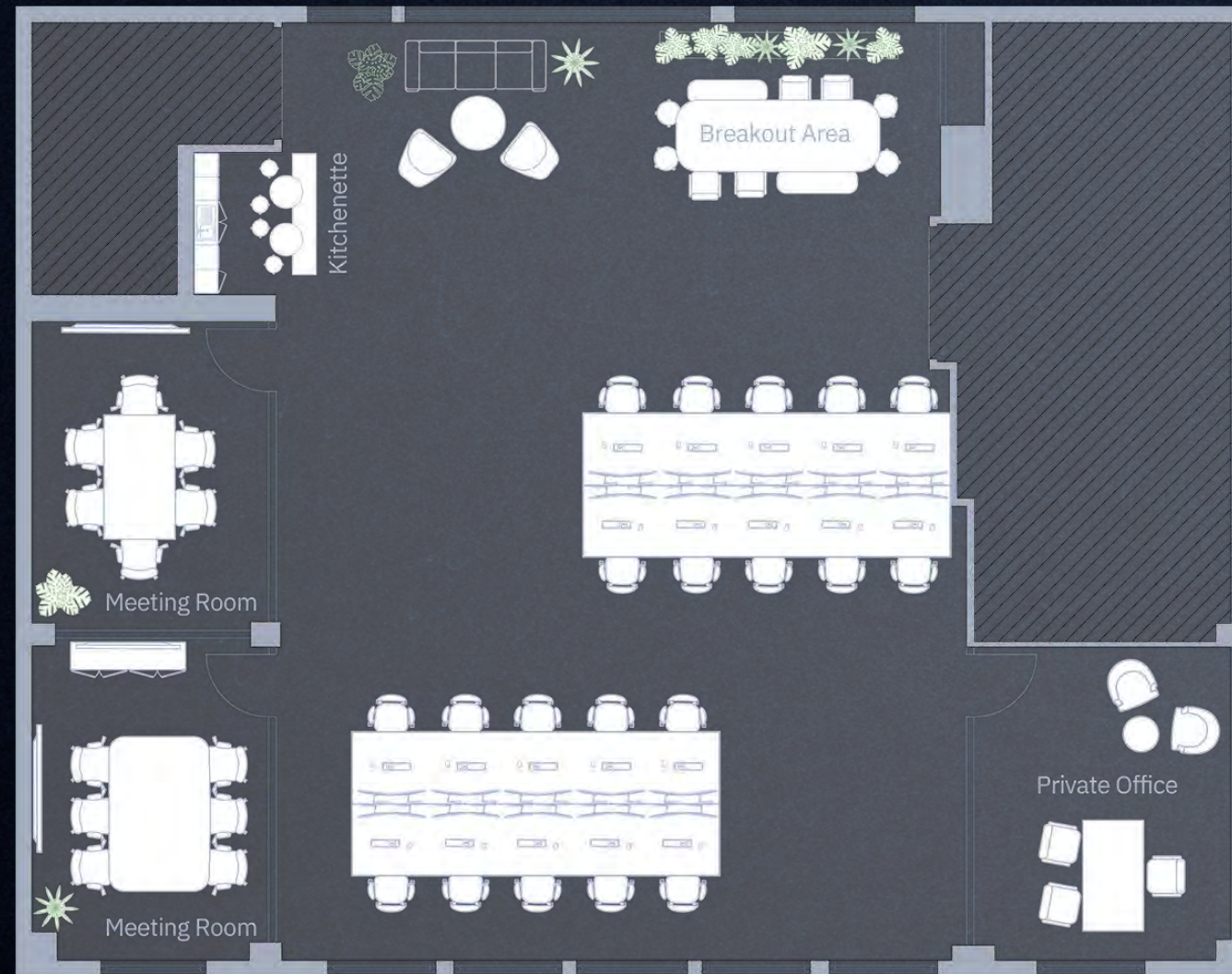




Indicative Space Plans

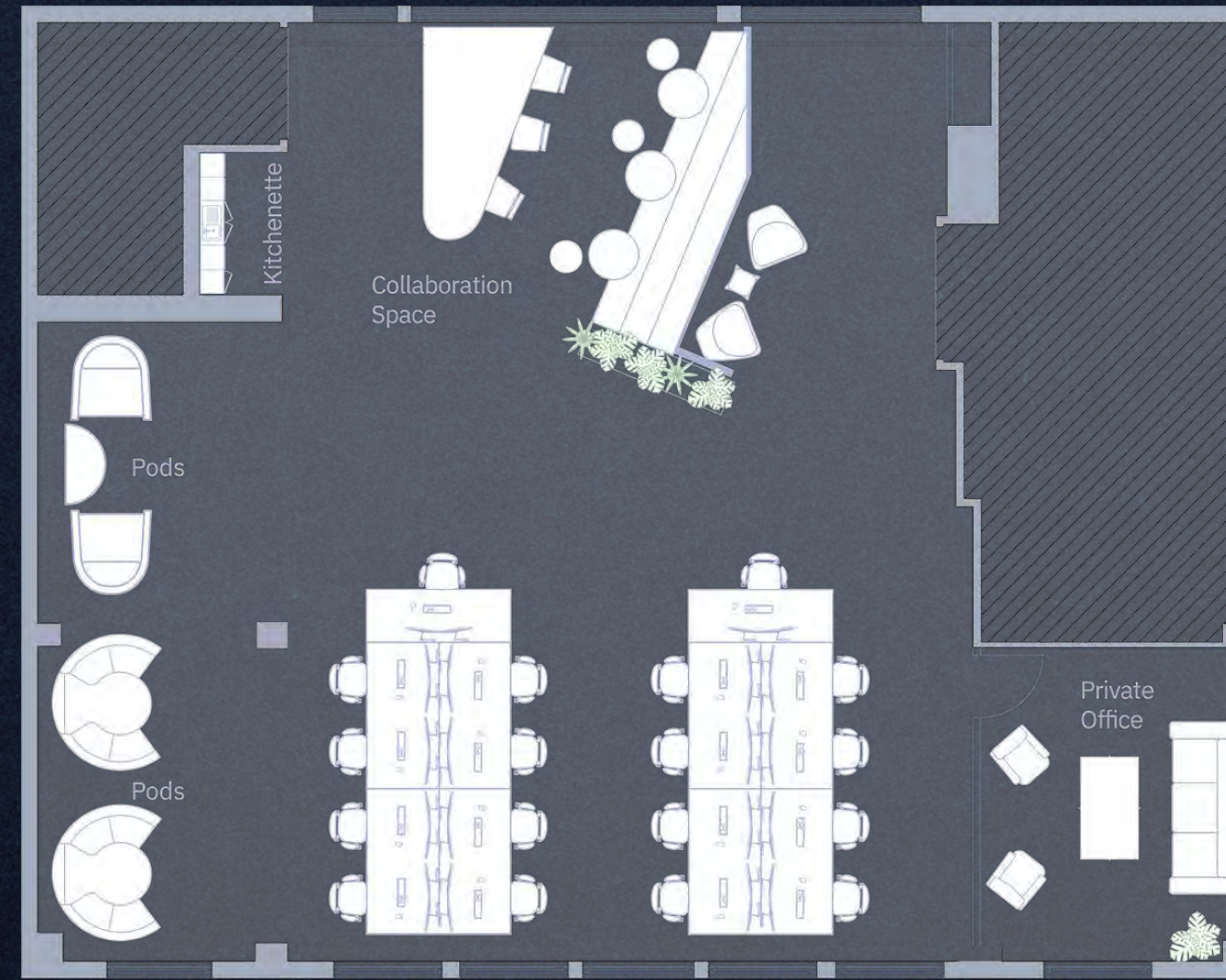
Not to scale. Indicative space plans subject to furniture sizing.

Option 1



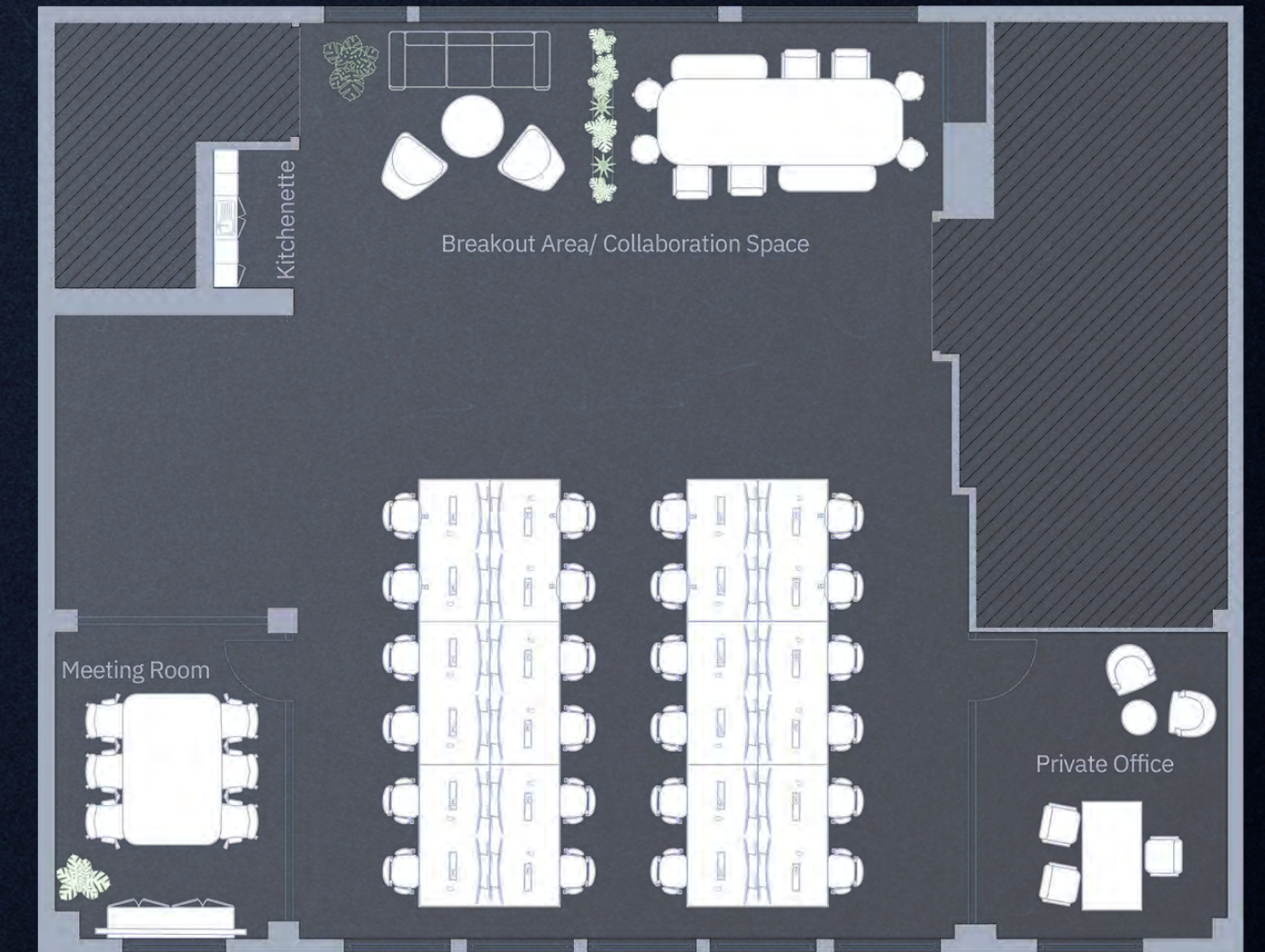
- 2x Meeting Rooms
- 1x Private Office
- Desking for 20 people
- Breakout Area
- Fitted Kitchentte

Option 2



- Creative Space Desking for up to 8 people
- 3x Office Pods for up to 8 people
- Desking for 18 people
- 1x Meeting Room
- Fitted Kitchentte

Option 3



- Desking for 24 people
- 1x Meeting Room
- 1x Private Office
- Breakout Area
- Fitted Kitchentte

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

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The property is elected for VAT.

FLOOR PLANS

Scaled plans available on request.



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.

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A Latitude London Opportunity

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LONDON