

TO LET



**FIRST FLOOR
3,500 SQ.FT**

14-15

BERNERS STREET

LONDON, W1T 3LJ

RIB

ROBERT IRVING BURNS

IA

HARRIS ASSOCIATES

LOCATION

The property is situated on the east side of Berners Street, directly opposite the iconic Sanderson Hotel and just a few doors away from the London Edition Hotel in the heart of Fitzrovia.

It boasts excellent communication links, with Oxford Circus, Tottenham Court Road, and Goodge Street Underground Stations all within close proximity.

The area is enriched by a multitude of well-known and high-end retailers, hotels, and restaurants, contributing to the vibrant atmosphere of the area.



The Photographer's Gallery



Hakkasan



The London EDITION



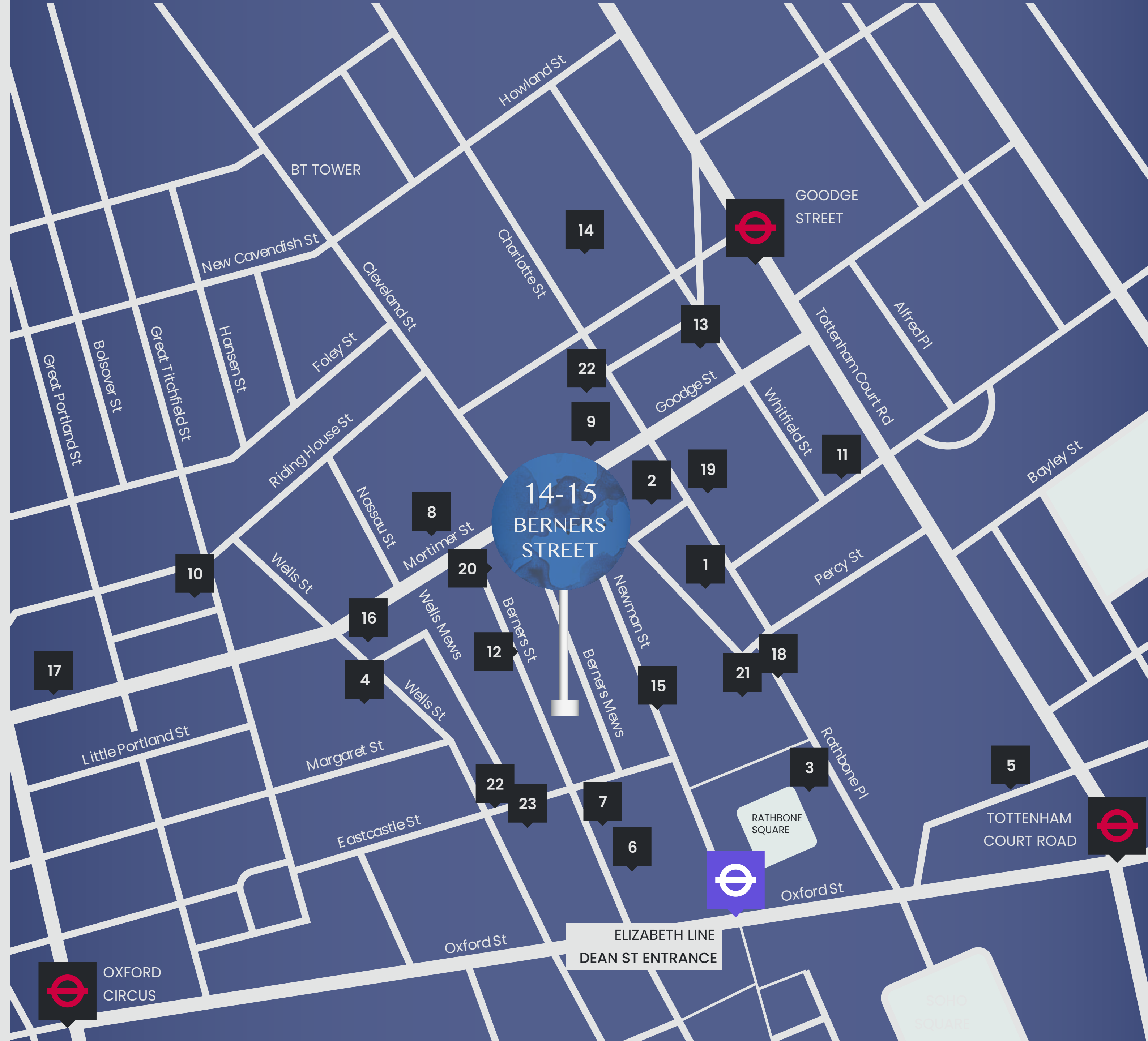
Circolo Popolare



Berners Tavern

LOCAL OCCUPIERS

- 1 Charlotte Street Hotel
- 2 Roka
- 3 Circolo Popolare
- 4 Rovi
- 5 Hakkasan
- 6 Berners Tavern
- 7 The London Edition Hotel
- 8 The Arber Garden
- 9 The Salt Yard
- 10 Riding House Café
- 11 Bao Fitzrovia
- 12 Sanderson Hotel
- 13 Noizé
- 14 Bubbledogs
- 15 The Mandrake Hotel
- 16 Mortimer House
- 17 Psyche
- 18 Lima
- 19 Pied à Terre
- 20 Flesh & Buns
- 21 Six by Nico
- 22 Kaffeine
- 23 Arros QD



DESCRIPTION

This impressive office space is located on the 1st floor of this impressive Fitzrovia building. The demise benefits from excellent natural light from 4 sides, fully raised flooring (with installed floor boxes) and is accessed via a 8 person passenger lift. The space is currently split into 4 separate areas, a boardroom, private meeting room, main office area and front presentation room. These spaces are divided by glass partitioning but could be dismantled to create a full open plan floor.

- The floor is fitted with part timber laminate flooring, carpeted flooring (presentation room), kitchen area, LED lighting, wall mounted AC & Air Flow system (not tested) and fibre connectivity (not tested). There are two demised WCs located left of the passenger lift as you exit.

The furniture pictured may be available subject to separate negotiation.



AMENITIES

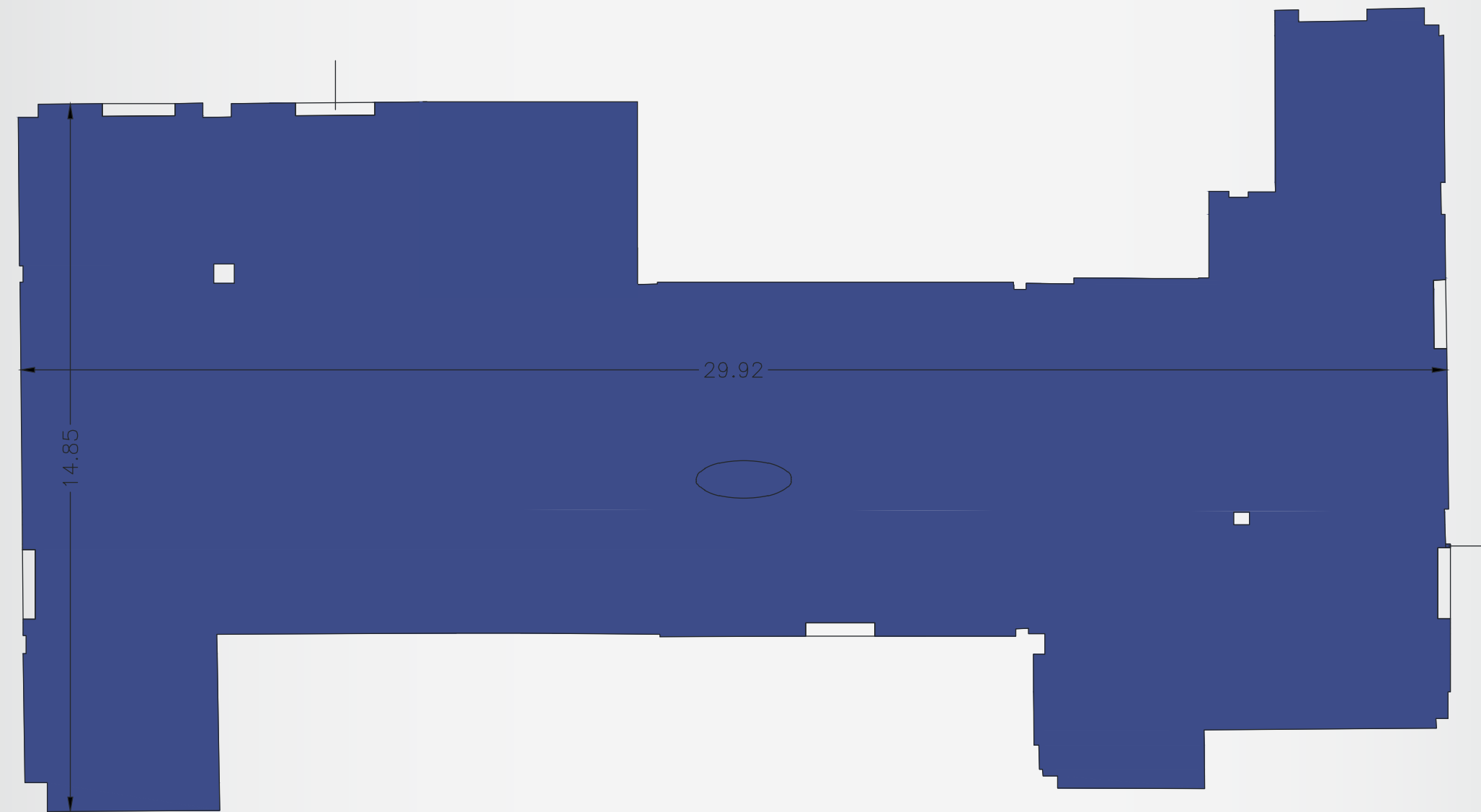
- Fitted Boardroom
- 4-6 person Private Meeting Room
- Front Presentation Room
- Fibre Connectivity (Not Tested)
- Part Timber Laminate Flooring
- Carpeted Flooring (Presentation Room)
- Kitchen Area
- LED Lighting
- Excellent Natural Light From 4 Sides
- 8 Person Passenger Lift
- 2 x Demised WCs (1 x Disabled Access WC)
- Wall Mounted AC & Air Flow System (Not Tested)



FLOOR PLAN

Not to scale.

Measured floor plan available upon request.



First Floor
3,500 SQ.FT

FINANCIALS

FLOOR	FIRST
Size (sq. ft.)	3,500
Quoting Rent (p.a.) excl.	£262,500
Estimated Rates Payable (p.a.)	£88,064
Service Charge (p.a.)	TBC
Estimated Occupancy Cost excl. (p. a.)	£350,564

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

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 PLAN

Scaling floor plan are available on request.

VIEWINGS

Strictly through Robert Irving Burns and our joint agents Harris Associates.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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.
March 2024.

CONTACT US

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The logo for Robert Irving Burns (RIB) consists of the letters 'R', 'I', and 'B' in a stylized, white, serif font. The 'I' is positioned between the 'R' and the 'B', and all three letters are connected at the top.

ROBERT IRVING BURNS

The logo for Harris Associates consists of the letters 'H' and 'A' in a stylized, white, serif font. The 'H' is positioned to the left of the 'A', and both letters are connected at the top.

HARRIS ASSOCIATES