



ROBERT IRVING BURNS



PRELIMINARY DETAILS

# 41-42 FOLEY STREET

LONDON, W1W 7TS

**TO LET**

PREMISES IN THE HEART OF FITZROVIA  
TO COME FULLY FURNISHED

SUITABLE FOR CLASS E  
OFFICE, RETAIL, MEDICAL ETC.

5TH FLOOR - 1,016 SQ.FT

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

## Location



Kaffeine



Sergio's



Drunch



Crown & Sceptre Pub

## Location

The property is located in the heart of Fitzrovia, on the North side of Foley Street close to the junction of Great Titchfield Street.

Foley Street is just a few minutes' walk from Great Portland Street (Circle, Hammersmith & City, Metropolitan lines), Warren Street (Northern and Victoria lines), and Oxford Circus (Bakerloo, Central and Victoria lines) tube stations, providing excellent transport links to the rest of the city.

Surrounded by an array of amenities, Foley Street is home to some of the city's most popular cafes, restaurants, and shops. Enjoy a delicious coffee at the renowned Kaffeine or grab a bite to eat at the nearby Sergios, Drunch, Crown & Sceptre Pub or Meraki. For those who love to shop, Oxford Street is just a short walk away, offering a vast range of high street and luxury brands.

This bustling area is perfect for those looking to network and socialize, with its lively atmosphere and friendly community. You'll also find a variety of gyms, supermarkets, and other convenience stores just moments away, making it the perfect location for your business needs.

41-42 FOLEY STREET

RIB



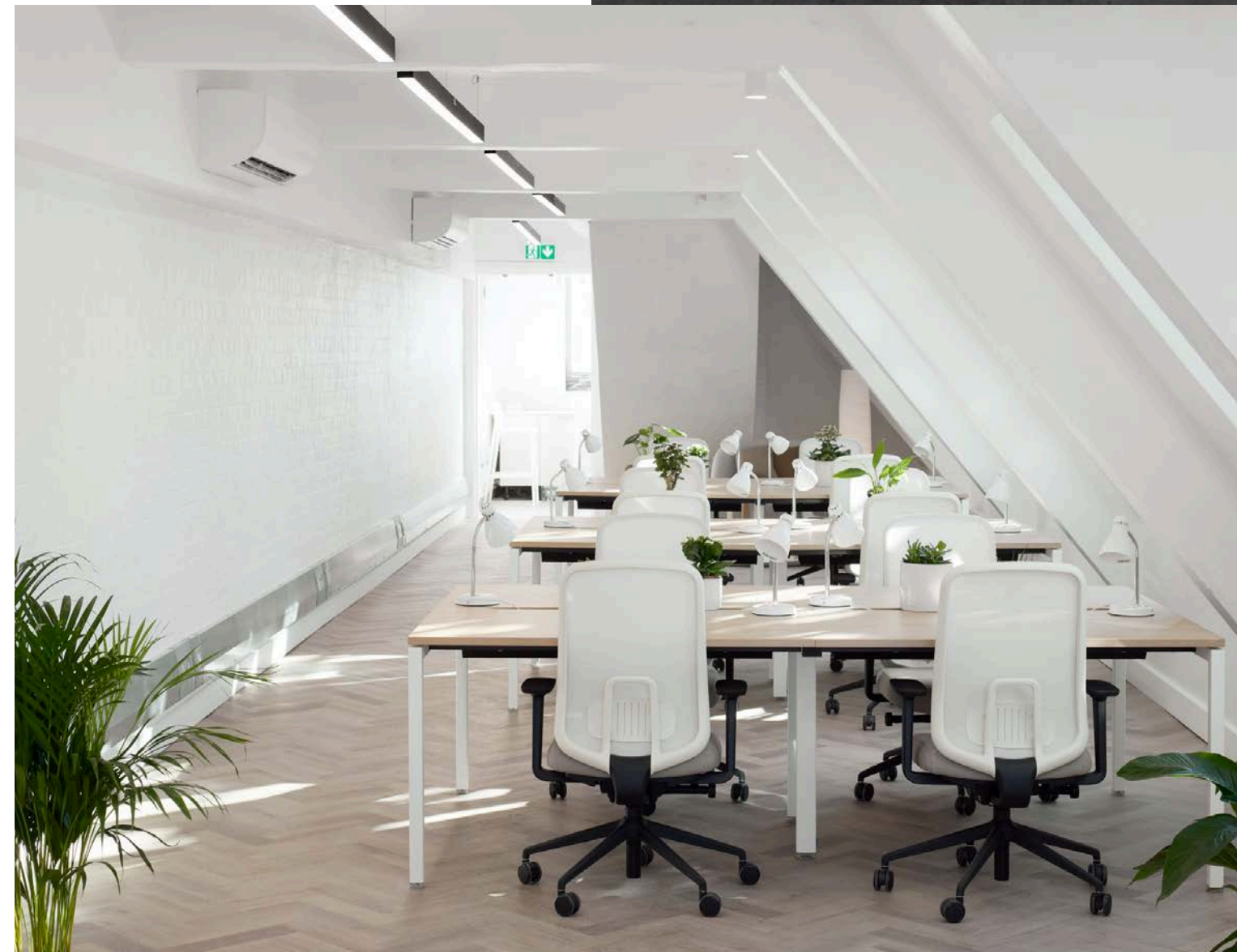
## 5th Floor

The fifth floor is currently undergoing comprehensive refurbishment to provide a new modern and bright working environment in this prestigious Fitzrovia building.

The space will come fitted with 12 desks which could be expanded upon request to 18+. The floor will benefit from new LED lighting, perimeter trunking, refurbished original timber flooring, a fitted kitchen, breakout space, and an air flow and AC system.

The floor benefits from fantastic natural light afforded by slanted side windows, an overhead skylight, and front windows.

There is space for a front private meeting room.



# Amenities

- Fully Furnished
- Fitted 5 Person Meeting Room (2nd floor)
- Call Booths (2x on 2nd floor)
- Engineered Timber Flooring
- AC (Not Tested)
- Air Flow System
- Excellent Natural Light
- Fitted Kitchenette (both floors)
- Cycle Storage
- 4x WCs Total
- To come fitted with 12 desks

(could be expanded upon request to 18+)



## Accommodation

Net Internal Area

Fifth Floor 94.3 SQM/ 1,016 SQFT

### Floor

5th

Total Size (sq.ft.)

1,016

Quoting Rent  
(p.a.) excl.

£76,200

Service Charge

£9,554

Estimated Rates Payable (p.a.)

£24,451

**Estimated Occupancy Cost excl. (p.a.)**

**£110,205**

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

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are 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

TBC.

## FLOOR PLANS

Floor plans are available on request.

### 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. JJanuary 2025.



ROBERT IRVING BURNS

## CONTACT US

Ben Kushner  
020 7927 0637  
Ben.k@rib.co.uk

Thomas D'arcy  
020 7927 0648  
Thomas@rib.co.uk

Michael Georgiou  
020 7927 0743  
Michael.g@rib.co.uk

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)