



279 Tottenham Court Road

Fitzrovia

W1T 7RJ

A premium, fully managed office space located on top of Tottenham Court Road tube station, perfectly fitted and ready for your business.

184 - 6,405 sq ft available across 2nd, 3rd and 5th floors.

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Premium Workspace

6 - 119 workstations 

Communal meeting rooms with AV 

Breakout areas 

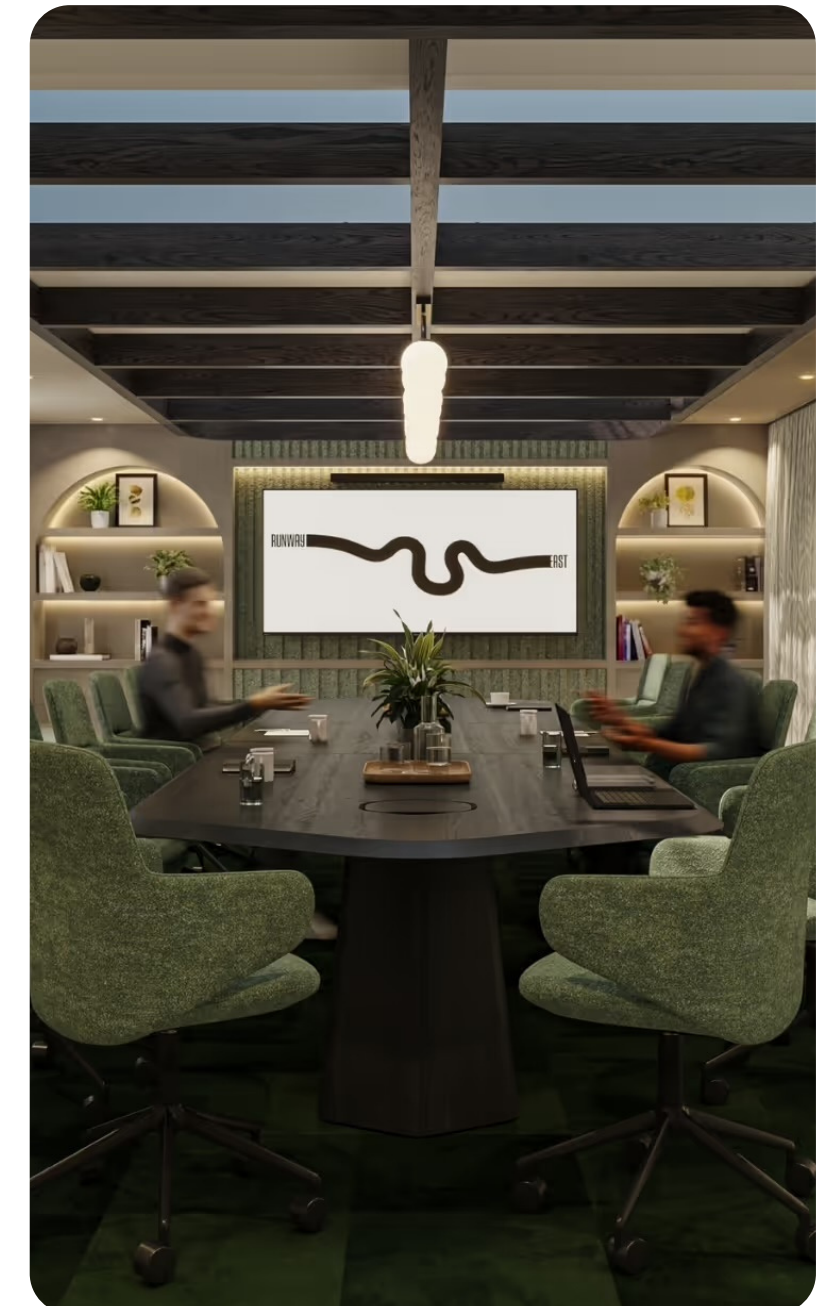
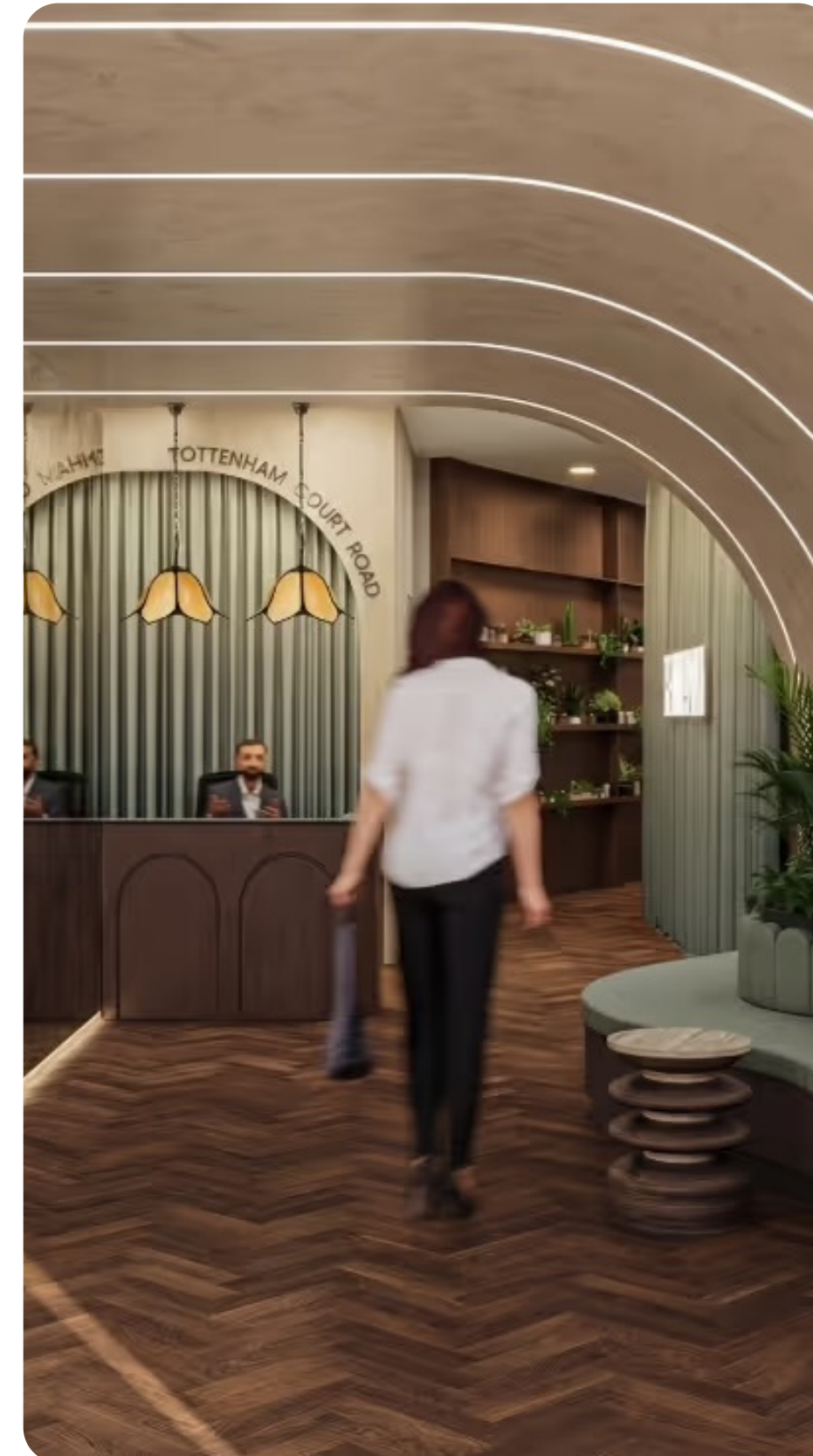
Comunal kitchen 

Roof terrace 



Amenities

- Fully fitted and furnished workspace that is completely work ready.
- Modern industrial loft aesthetic featuring exposed brick walls and timber flooring.
- Shared breakout areas, client lounge and roof terrace
- Contemporary linear LED pendant lighting throughout the floor
- Access to professional shared meeting rooms.
- Completely managed on a premium basis for a seamless occupier experience.



Property Description

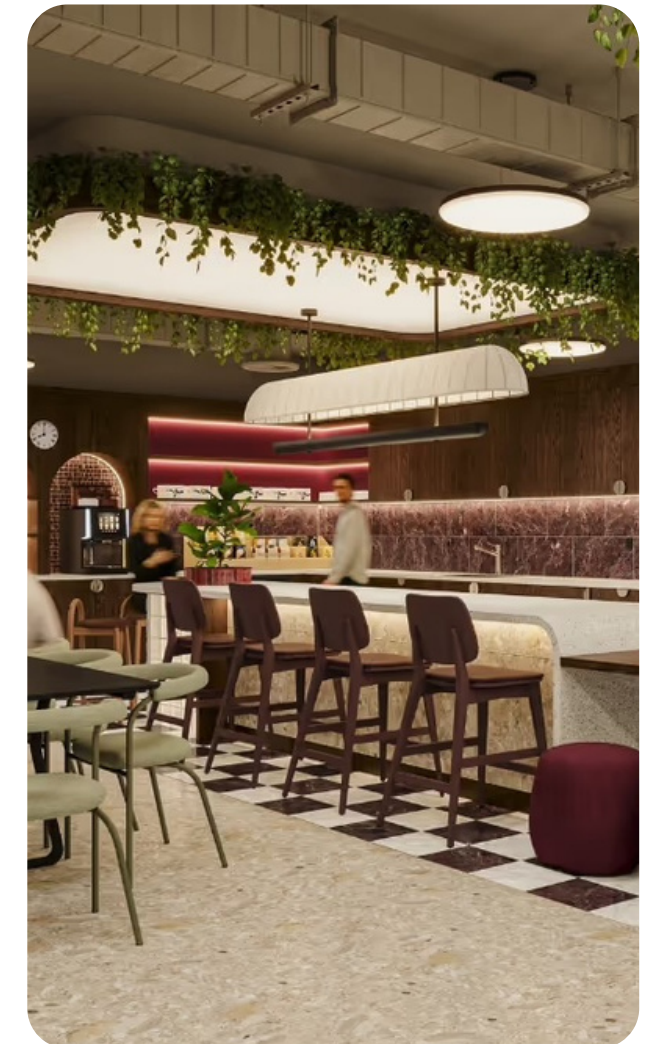
279 Tottenham Court Road provides high-specification, flexible private office spaces designed to accommodate teams ranging from 6 to 119 people. Delivering a sophisticated, work-ready environment, the building features an impressive, architectural arch-lit reception area with a dedicated concierge service.

The office spaces are tailored to support modern business operations with a focus on community, collaboration, and comfort. Tenants benefit from extensive corporate amenities, including free access to 20 state-of-the-art meeting spaces, private phone booths, and a 20-person boardroom.

The top floor features an expansive Member's Lounge and event space alongside a huge communal kitchen. Additionally, an exclusive roof terrace provides striking panoramic views across the West End.

The workspaces are equipped with hyper-fast Wi-Fi, state-of-the-art IT infrastructure, and secure on-site bicycle storage.

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Location

Occupying an unbeatable central location in the heart of London's West End, 279 Tottenham Court Road is surrounded by an exceptional variety of lifestyle and business services. The surrounding neighbourhood is home to a diverse selection of high-street retailers, independent boutiques, vibrant bars, and world-class dining options.

The building is situated moments from the cultural and entertainment hubs of Soho, Fitzrovia, and Covent Garden, providing easy access to London's famous theatre district, galleries, and public squares.

The property is exceptionally well served by public transport, sitting directly adjacent to major underground links. The three closest tube stations include:

Tottenham Court Road Station: Located literally a 3 second walk from the property entrance, providing immediate access to the Central, Northern, and Elizabeth lines.

Goodge Street Station: A 6 minute walk away, offering additional access to the Northern line.

Oxford Circus Station: An 11 minute walk away, serving the Central, Bakerloo, and Victoria lines.



Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



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Floor	Unit	Size sq ft	No. of desks	Rent per sq ft	Rent per month	Rent per annum
5th	2	875	23	£295	£21,510	£258,125
3rd	8	817	19	£295	£20,085	£241,015
2nd	Entire	4,713	119	£260	£102,115	£1,225,380
2nd	9	964	24	£295	£23,698	£284,380
2nd	8	570	19	£295	£14,013	£168,150
2nd	7	265	10	£295	£6,515	£78,175
2nd	6	288	10	£295	£7,080	£84,960
2nd	5	484	17	£295	£11,898	£142,780
2nd	4	184	6	£295	£4,523	£54,280
2nd	3	506	14	£295	£12,439	£149,270
2nd	2	320	12	£295	£7,867	£94,400
2nd	1	204	7	£295	£5,015	£60,180

What's included

Within a managed lease, the landlord looks after you, your team and your space.

All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



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Key servies	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

Floor plans

2nd floor



3rd floor



5th floor



Want to arrange a viewing?



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