



IMPRESSIVE UNIQUE CLASS-E PREMISES

7-9 Whitfield Street, London, W1T 2AS

SELF-CONTAINED GARDEN FLOOR WITH MEZZANINE & PRIVATE OUTSIDE SPACE
9,167 SQ FT BRIGHT CLASS-E PREMISES - SUITABLE FOR A VARIETY OF USES

Summary

Tenure	To Let / For Sale
Available Size	9,167 sq ft / 851.64 sq m
Rent	£450,000 per annum
Price	Price on application
Service Charge	£60,000 per annum
Rates Payable	£182,400 per annum
EPC Rating	B (45)

Key Points

- 9,167 sq ft net internal area
- High quality fully fitted & furnished office
- Excellent floor to ceiling height and natural light throughout
- Demised end of trip facilities (bike racks/showers)
- Suitable for a variety of other uses (Class-E)
- Large private courtyard / garden
- Self-contained premises - demised ground floor reception and lobby
- Passenger lift serving all floors

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Description

An exceptional and highly efficient garden-level property offering self-contained accommodation with impressive floor-to-ceiling heights and excellent natural light from two elevations.

The space benefits from a generous private outdoor courtyard and its own dedicated entrance on Whitfield Street, leading to a spacious ground floor reception, waiting, and concierge area.

Currently fitted as high-quality, plug-and-play office space, the property is highly versatile and suitable for a range of uses including medical, wellness, and leisure.

The accommodation includes two meeting rooms (8–10 persons), six private offices, a large staff kitchen, tea point, WC's and shower facilities, a fully fitted reception, and an internal passenger lift.

Location

The property occupies a prime position in the heart of Fitzrovia, one of Central London's most vibrant and sought-after districts. The area is renowned for its blend of creative, media, and professional occupiers, alongside an exceptional array of cafés, restaurants, and amenities.

The location benefits from excellent connectivity, with Tottenham Court Road, Goodge Street, and Warren Street stations all within easy walking distance, providing access to the Elizabeth, Central, Northern, and Victoria lines.

The immediate surroundings offer a dynamic working environment with the added appeal of nearby retail, leisure, and hospitality destinations.

Accommodation

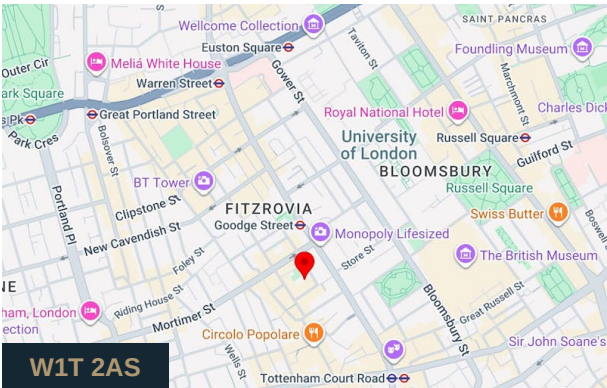
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	409	38
Mezzanine	5,188	481.98
Lower Ground	3,569	331.57
Total	9,166	851.55

Terms

The premises are available:

- by way of a new lease direct from the Landlord
- or
- by way of a sale of the virtual freehold interest (price on application)



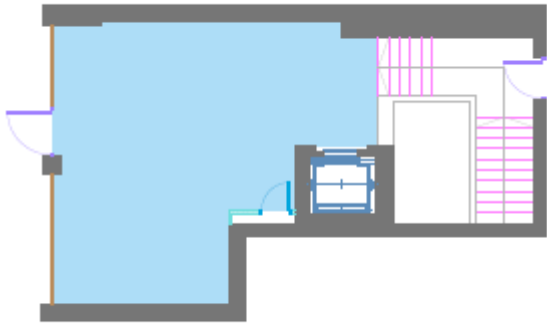
Viewing & Further Information

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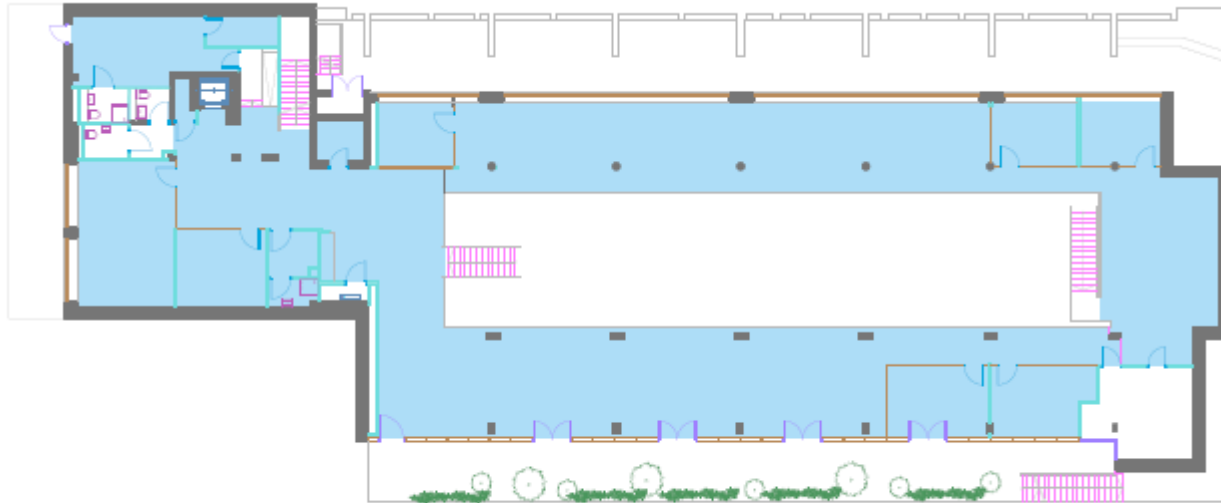
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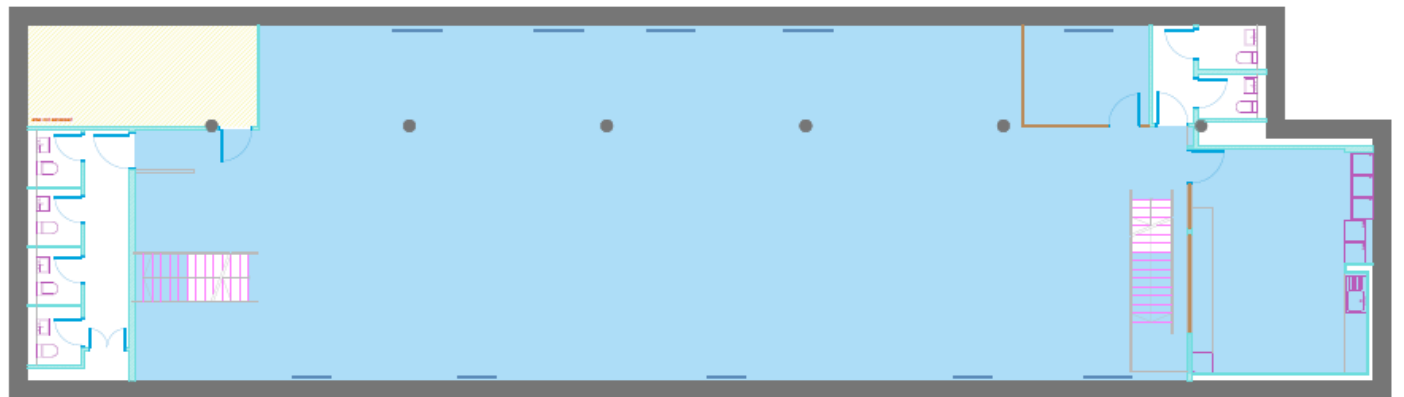
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Ground Level



Lower Ground



Basement Level



