

2 Fitzroy Place

Mortimer Street, Fitzrovia, London W1T 3PW



PRESTIGIOUS, "BEST IN CLASS", OFFICES | 3rd Floor | 9,341 - 12,867 sq ft with terrace



Location

2 Fitzroy Place forms part of an award-winning scheme of the highest quality across a 3-acre site. The central landscaped square & gardens and the Fitzrovia Chapel taking centre stage. An impressive development by Exemplar and Aviva. The buildings were designed by LDS & Sheppard Robson. Netflix, All Funds Bank and Bakkavor also occupy 2 Fitzroy Place. Estee Lauder occupy 1 Fitzroy Place as their European HQ. The UK HQ of Facebook, Netflix, Bally's Interactive, Octopus Energy & BBC are each within 300m The nearest stations are Goodge Street, Oxford Circus, Tottenham Court Road, Great Portland Street & Warren Street & Tottenham Ct Rd Crossrail. There is parking and end of journey bike facilities in the basement.

Description

The exceptionally bright 3rd floor is presently fully fitted and of the highest "Grade A" specification. The building has both the latest environmental and modern amenities & credentials. The reception is stunning with tailored concierge.

The 3rd floor is presently occupied by 2 tenants in private self-contained suites. Tenant "1" (the assignor) occupies C. 9,341 sq ft and Tenant "2" 3,526 sq ft - combined 12,867 sq ft (this suite could possibly also be available). That sub lease at a similar rent also expires October 2025.

Jason Hanley, Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Floor Areas

	sq ft	sq m
3 rd Floor	9,341 - 12,867	867-1,195
TOTAL (approx.)	12,867	1,195

*Measurement in terms of NIA

Fitzrovia

"Fitzrovia" after Fitzroy Square, describes the creative, media & professional commercial area to the north of Oxford Street (AKA Noho i.e. "North Soho"). Formerly the "Rag Trade" district. Now gentrified and appreciated by all businesses as a great area to work.

The bars and restaurants along Charlotte St. and Great Titchfield St. are inspiring and cater for all budgets and quite uniquely for the West End often have Al Fresco service which, when weather permits, brings sunshine and a distinct village aura to the area. The last 30 years have seen the area establish itself as the centre for the television, film & production industry & also attracts other creative, also professional and design conscious occupiers from Banks to the BBC.

Virtual View/Matterport

<https://my.matterport.com/show/?m=4qkdhSJYP8g>

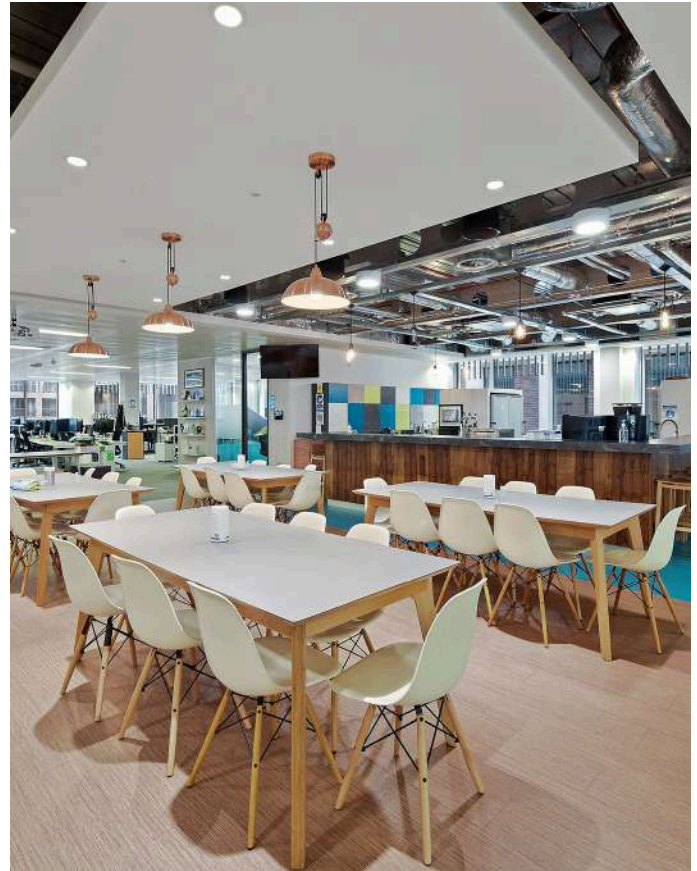
Subject to Contract April 2024

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Terms

Tenure: Leasehold

Lease: An assignment of a FR&I lease, **INSIDE** sections 24-28 of the L&T Act. Expiring 23rd October 2025. Or potentially by way of a new lease from the freeholder on a new "open market" basis.

Rent: The passing rent is £83.08 psf. This will equate to £1,069,000 per annum exclusive.

Rates: Estimated as £39.50 psf (£508,246.50 p.a.).

Service Charge: Forecast Jan 2024-2025 =£20.52 psf (£264,080 p.a.)

EPC Rating: B (subject to confirmation)

Jason Hanley, Partner

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Amenities

- Private Terrace
- BREEAM Rating of Excellent
- 3 x 21 passenger lifts & goods lifts
- Modern reception with tailored Commissionaire
- Views over Fitzroy Place (& on a 3 Acre site)
- 2.725 m floor to ceiling height
- 14 demised Bike Spaces, 10 unisex showers & lockers
- LED Lighting throughout
- Cat6 Cabled/ "Online" & desked
- Full access 150 mm metal tile raised floor
- 4 pipe fan coil Air Conditioning
- 24-hour access/ via personal security passes
- Taxi drop off point

Virtual View/Matterport

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Indicative configuration of 3rd floor with Sub Tenancy shown (shaded in Pink).

All enquiries strictly by appointment via sole letting agent: Monmouth Dean Chartered Surveyors LLP