

# 19 BERNERS

---

FITZROVIA

**Boutique, high quality, fully fitted and furnished office space**

LATITUDE  

---

LONDON

# INDUSTRIAL STYLE

Situated in the heart of Fitzrovia, 19 Berners Street is a celebration of classic design within a 7 storey building. Arrive through the double doors into a fully furnished architecturally designed reception area. Complete with a full time receptionist and barista, guests are welcome to relax and recharge before heading to their offices or meetings. There is a large communal roof terrace on the 3rd floor of the building, complete with furniture and planting.

The 3,862 sq ft available space celebrates the structure of the building, with exposed ceilings and materials, architectural supports, original brick walls and exposed ductwork. The floor plate is covered in timber flooring and the space offers impressive natural light from windows running along the front of the building and a large original glass atrium over the breakout area. There are 3 Crittall glazed meeting rooms, an expansive fully fitted kitchen at the back of the open plan area, along with a shower suite and 4 WCs. The space is decorated in a palette of warm neutral tones and textures, to enhance the reflections of its past with the urban surroundings. The floor is pre wired with cat 6, ready for the occupier to obtain a fibre provider of their choice. The building benefits from 6 bike racks, an extra communal shower and a goods lift, with access directly into the space.



BUILDING RECEPTION



19 BERNERS





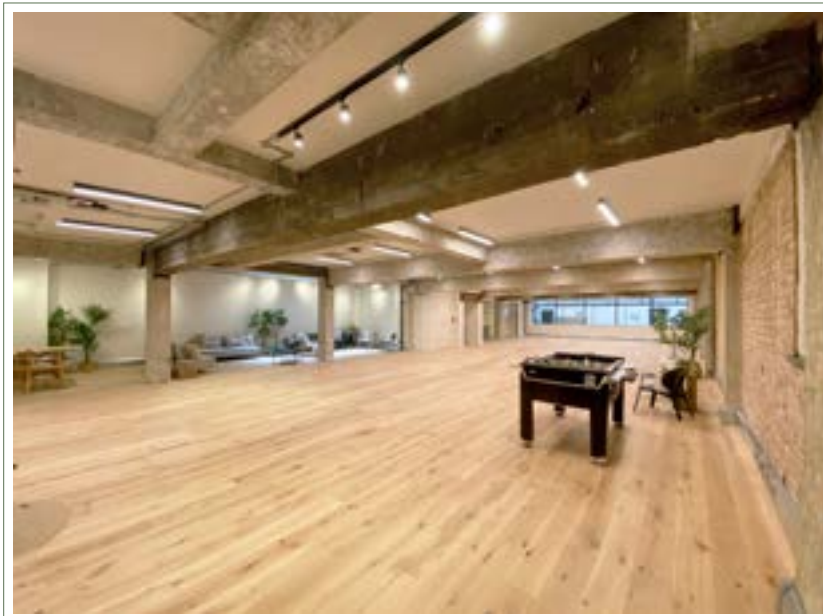
COMMUNAL WAITING AREA



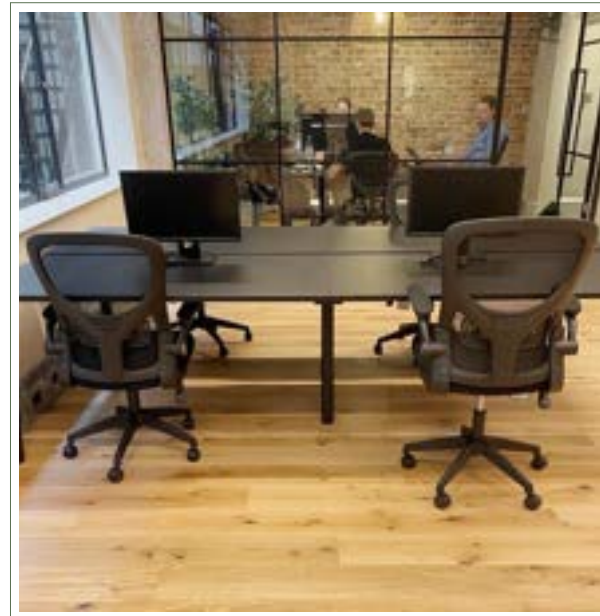
BREAKOUT AREA & ATRIUM



BREAKOUT AREA & KITCHEN



OPEN PLAN WORKSPACE



TYPICAL WORKSTATION





SHOWER & WC



COMMUNAL ROOF TERRACE



OPEN PLACE WORKSPACE & MEETING ROOMS



FULLY FITTED KITCHEN

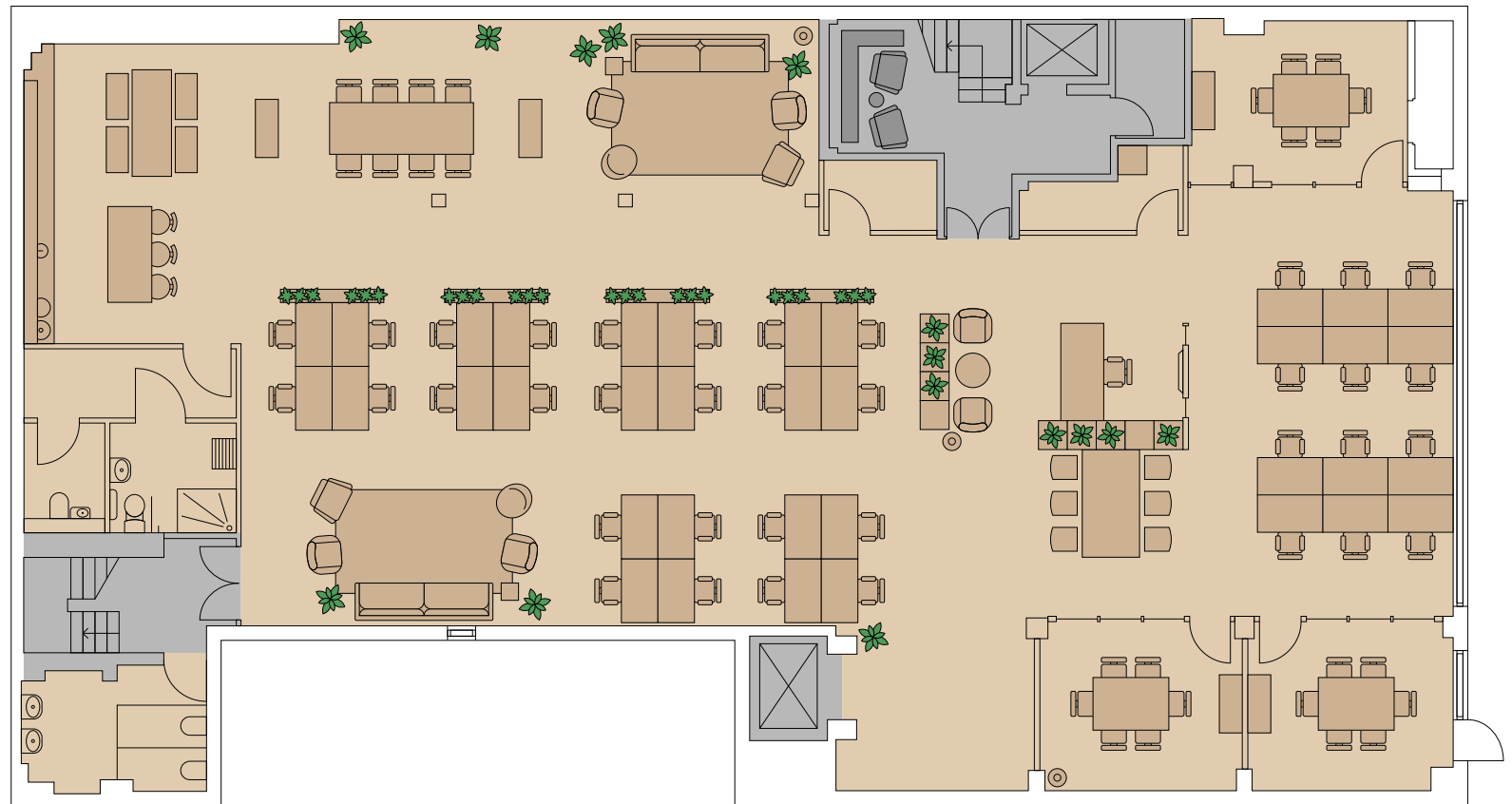
# FIT-OUT



BERNERS MEWS

## Lower Ground 3,862 sq ft / 358.8 sq m

- 1x Communal waiting area
- 1x Reception
- 36x Workstations
- 3x 6-person meeting rooms
- 1x 6-person collaboration area
- 1x Kitchen & dining area
- 3x Breakout areas
- 4x WCs
- 1x Shower facility



BERNERS STREET

# HIGHLIGHTS



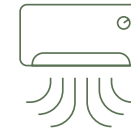
CONCIERGE PROVIDING  
BARISTA SERVICE



BOUTIQUE RECEPTION



COMMUNAL ROOF  
TERRACE



AIR-CONDITIONING



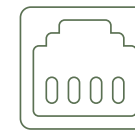
ATRIUM LIT SPACE



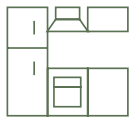
MAIN CEILING HEIGHT  
THROUGHOUT: 2.93M



DEMISED SHOWER  
& 4X WCS



CAT 6 CABLING



FULLY FITTED KITCHEN



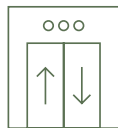
LED LIGHTING



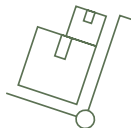
3X FITTED MEETING  
ROOMS



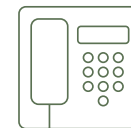
MIDDLE BEAMS: 2.38M



SECURE FOB ACTIVATED  
PASSENGER LIFT



GOODS LIFT



ENTRY PHONE SYSTEM

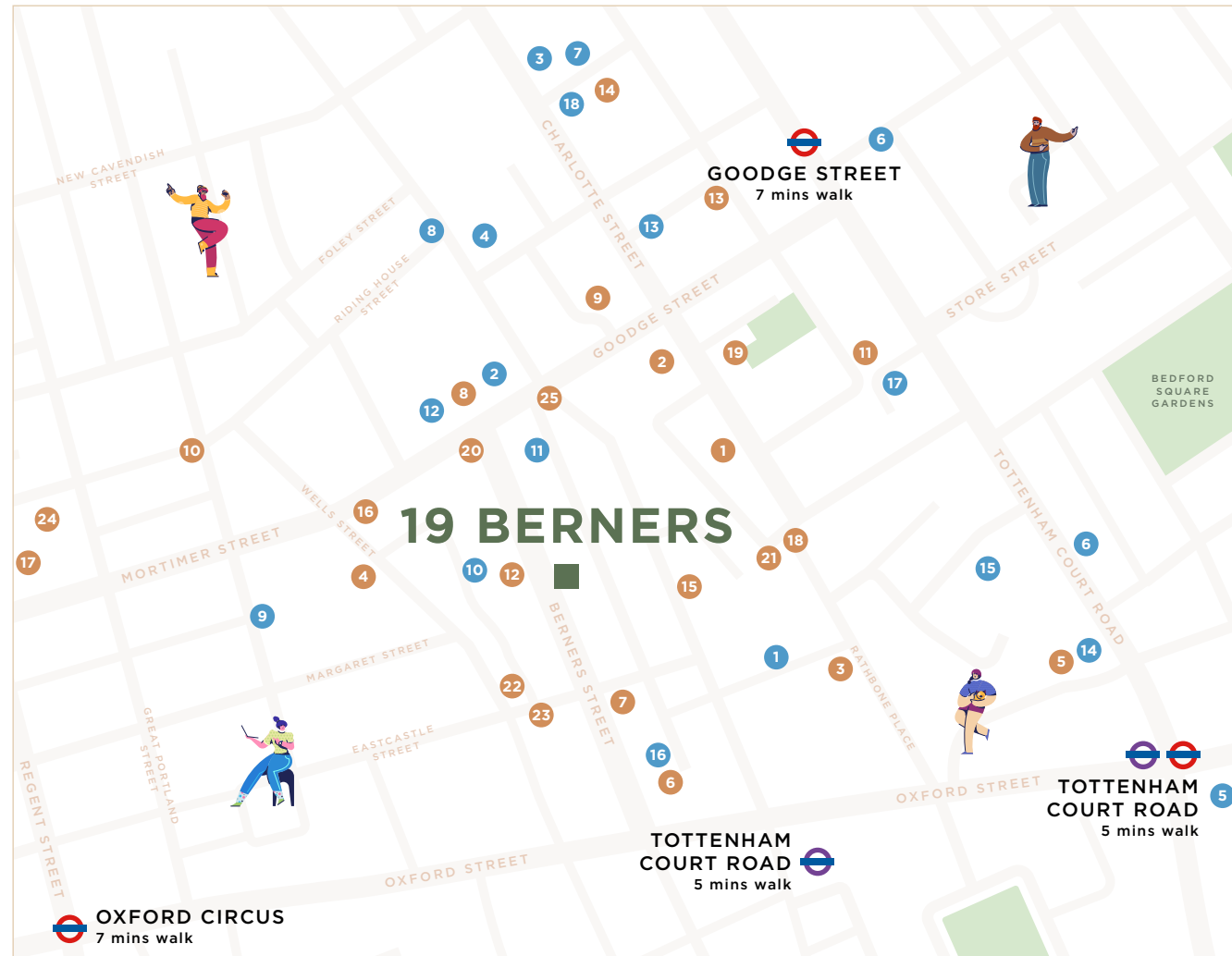


EXCITING FITZROVIA  
LOCATION

# EXPLORE FITZROVIA

Located in the centre of Fitzrovia, the building has unrivalled transport connectivity in and around London and across the UK. Oxford Circus, Tottenham Court Road and Goodge Street stations are located within a 7 minute walk and offer Underground and Elizabeth line services.

The Sanderson hotel sits proudly opposite the building and the London Edition is a minute's walk away. 19 Berners Street is within walking distance of Soho, Fitzrovia and the heart of the West End. Great restaurants and boutiques along with high end retailers are all in your neighbourhood.



## Amenities

- |                          |                      |                       |              |
|--------------------------|----------------------|-----------------------|--------------|
| 1 Charlotte Street Hotel | 8 The Arber Garden   | 15 The Mandrake Hotel | 22 Kaffeine  |
| 2 ROKA                   | 9 The Salt Yard      | 16 Mortimer House     | 23 Arros QD  |
| 3 Circolo Popolare       | 10 Riding House Café | 17 Psyche             | 24 The Nest  |
| 4 Rovi                   | 11 Bao Fitzrovia     | 18 Lima               | 25 New Hotel |
| 5 Hakkasan               | 12 Sanderson Hotel   | 19 Pied à Terre       |              |
| 6 Berners Tavern         | 13 Noizé             | 20 Flesh & Buns       |              |
| 7 The London Edition     | 14 Bubbledogs        | 21 Six by Nico        |              |

## Local Occupiers

- |                           |                   |                     |
|---------------------------|-------------------|---------------------|
| 1 Facebook                | 8 Make Architects | 15 Freemantle       |
| 2 Estée Lauder            | 9 Heineken        | 16 Gamesys          |
| 3 Boston Consulting Group | 10 Motorway       | 17 Technicolour     |
| 4 Take-Two Interactive    | 11 Netflix        | 18 Perella Weinberg |
| 5 Apollo                  | 12 Bakkavor       |                     |
| 6 G-Research              | 13 Revcap         |                     |
| 7 Arup                    | 14 Freuds         |                     |

# 19 BERNERS

---

## FITZROVIA

### TERMS

---

A new effective FRI lease direct with the Landlord for a term to be agreed.

Flexible terms to be offered.

### RATES

---

£14.50 per sq.ft. (2024/2025) payable.  
As is customary, interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

### SERVICE CHARGE

---

£14.00 per sq.ft. for the current Service Charge year.

For clarity, this is a budget figure.

KONTOR

---

SAMMY KINGSTON  
07824 828 752  
sammy@kontor.com

 Monmouth  
Dean

---

JASON HANLEY  
07904 630 154  
jhanley@monmouthdean.com

LATITUDE

---

LONDON

Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. July 2024.