

3-8 Carburton Street,  
Fitzrovia, London W1W 5AJ



FITTED OFFICES TO LET | 2,355 SQFT



### Location

The Media Centre south side of Carburton Street. The building is well located in Fitzrovia close to many exciting shops and restaurants. Transport links are excellent, the building is within short walking distance from Great Portland Street Station (Hammersmith& City, Circle and Metropolitan lines), Regents Park Station (Bakerloo line) Warrant Street Station (Victoria & Northern Line) and Euston Station (Northern, Victoria and Mainline overground)

### Description

The property is immediately available and provides bright fitted office space. The unit benefits from 1 large meeting with concertina wall, 1 small office, desking for 24, air conditioning, connectivity, kitchenette and bike storage.

### Floor Areas

Floor	sq ft	sq m	Status
6 <sup>th</sup> floor	2,355	219	Available
TOTAL (approx.)	2,355	219	

\*Measurement in terms of NIA

### Fitzrovia

Fitzrovia is an upmarket, mixed-use area near London's West End between Bloomsbury and Marylebone. Centred around the trendy bars and restaurants along Charlotte Street, the last two decades have seen the area firmly establish itself as a centre for creative and design conscious occupiers.

The area is ideal for those looking for a cheaper alternative to the wider West End, whilst still being in a prime central location.

Bert Murray, Partner

07775 521102

Paul Dart, Partner

07502 306240

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](http://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.

Subject to Contract May 2026

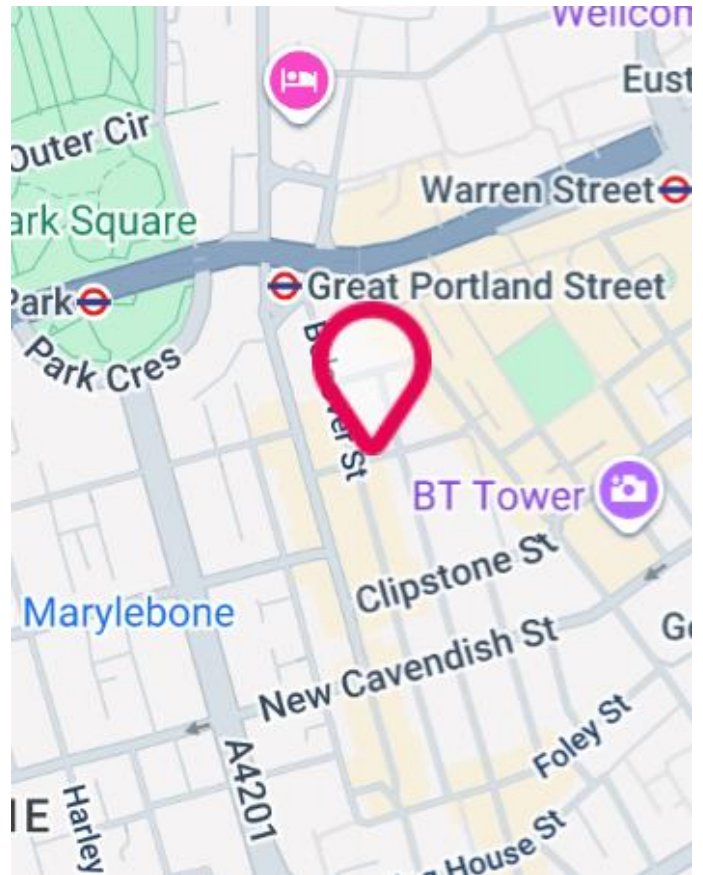
020 7025 1390

4 Golden Square London W1F 9HT

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### Terms

Tenure:	Leasehold
Lease:	Assignment until Jan 2029, subject to break May 2027 or short term sublease until break.
Rent:	£106,000 pax (£45.00 per sq ft).
Rates:	Estimated £29.45 psf
Service Charge:	Approx. £18.00 psf (capped, subject to RPI)
EPC Rating:	tbc

### Amenities

- Available fully fitted
- Top floor
- Kitchen and break-out area.
- Great natural light
- Manned reception
- 24 hour access
- Passenger lift x2

Bert Murray, Partner

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