

**2 Fitzroy Place, Mortimer Street, Fitzrovia, London W1T 3PW**



**PRESTIGIOUS, "BEST IN CLASS", OFFICES | Part 3rd Floor |  
Either 3,526 sq ft or 5,702 sq ft**



### Location

2 Fitzroy Place forms part of a new public realm "place" of the highest quality across a 3 acre site. The central landscaped public square & gardens and the Fitzrovia Chapel taking centre stage. An impressive award-winning development by Exemplar and Aviva upon the former site of the Middlesex Hospital. The buildings were designed by LDS & Sheppard Robson. Percy & Founders and the Detox Kitchen trade under these stunning office floors. 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 and Netflix are within 200m. The nearest stations are Goodge Street, Oxford Circus, Tottenham Court Road, Great Portland Street & Warren Street. Tottenham Ct Rd Crossrail.

### Description

The third floor is offered in two parts, with either the North Suite (5,705 sq ft) or the South Suite (3,526 sq ft) being sublet separately. This exceptionally bright 3<sup>rd</sup> floor of "Grade A" specification office space has both the latest environmental and modern amenities & credentials. The "fit out" and I.T. will be available to an occupier. The suites will be available from Q1 2021 for a flexible term from 12 months, with the benefit of the present fit out with desks and meeting rooms, cabling etc (if required). Alternatively, it could be provided for a tenants bespoke fit out.

### Floor Areas

Third Floor	sq ft	sq m	Available
North Suite	5,702	530	March 2021
South Suite	3,526	328.50	March 2021

### 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.

The bars and restaurants along Charlotte St. and Great Titchfield St. are inspiring. The last 30 years have seen the area establish itself as the centre for the television production industry & also attracts other creative, professional and design conscious occupiers.

In 2020 Netflix acquired their new HQ on Berners St. & Facebook acquired Berners Place in 2018. The area has always been home to the BBC with Broadcasting House. The BT Tower and Broadcasting House are the two largest, self-contained buildings occupied by businesses in W1.

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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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](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 February 2021

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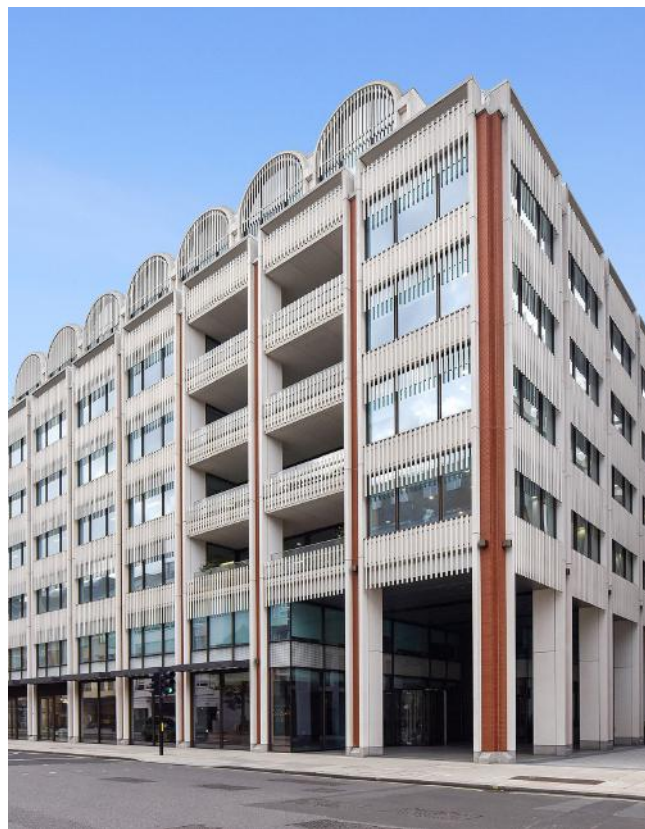
📍 4 Golden Square London W1F 9HT

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### Matterport Virtual Tour:

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



### Terms

Tenure:	Leasehold
Lease:	A new FR&I sub lease either for North Suite (5,705 sq ft) or South Suite (3,526 sq ft) for a term of approx. 5 years with potential for flexibility/breaks therein.
Rent:	£85 psf per annum exclusive, inclusive of existing furniture (if required).
Rates:	Approx. £30 psf (awaiting confirmation)
Service Charge:	Approx. £10 psf (awaiting confirmation)
EPC Rating:	B (subject to confirmation)

### Amenities

- 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
- 84 Bike Spaces, 10 unisex showers & lockers
- LED Lighting throughout
- Cat6 Cabled/ "Online" & desked
- Full access 150 mm metal tile raised floor
- Modern 4 pipe fan coil Air Conditioning
- 24-hour access/ via personal security passes

Jason Hanley, Partner

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.Further pictures below

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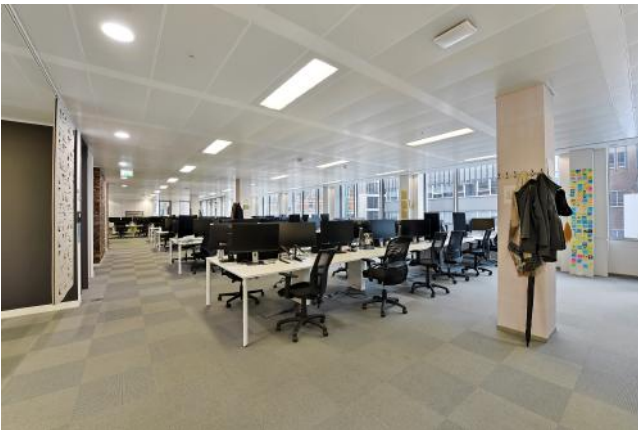
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## Matterport Tour, Plans and Gallery



Matterport Virtual Tour (click here):

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



Viewings: Strictly by prior appointment with the sole agent, Monmouth Dean Chartered Surveyors – a Covid questionnaire and PPE will be required of every visitor prior to every inspection.



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