

**IONIC**

020 7486 0900  
LONDON & NEW YORK

**STUNNING SELF-CONTAINED  
OFFICE BUILDING AVAILABLE  
IN THE HEART OF FITZROVIA**

**1,693 SQ. FT.**

**33 Fitzroy  
Street,  
W1T 6DU**



**Viewings  
through  
sole agents:**

**Jonny Novick**  
jn@lonic.eu  
07811 100 622

**Michael Firestone**  
mf@lonic.eu  
07909 224 095

**Virtual Tour - <https://my.matterport.com/show/?m=e7msKcEsgKr>**

FLOOR	SQ. FT. / SQ. M.
3 <sup>rd</sup>	Residential
2 <sup>ND</sup>	423 39
1 <sup>ST</sup>	435 40
GROUND	441 41
LOWER GOUND	394 37
<b>TOTAL</b>	<b>1,693 157</b>

RENT FOR OFFICE PA /SQ. FT.	BUSINESS RATES PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM	AST – 3 <sup>RD</sup> FLOOR PA
£52,148 £31.00	£26,814 £16.00	£78,962 £6,601	£20,352

**Stunning Self-  
Contained  
Office Building  
Available With 3<sup>rd</sup>  
Floor Let On  
Residential AST**

1,693 Sq.. Ft.

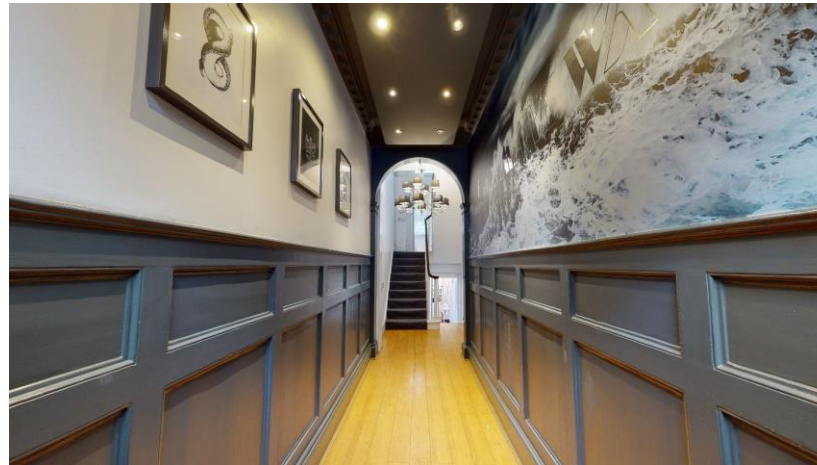
157 Sq. M.



**33 FITZROY STREET,  
W1T 6DU**

## Amenities:

- Self-Contained Property
- 24 Hour Access
- Open Plan Offices (LG-2<sup>nd</sup> Floors)
- Residential Flat (3<sup>rd</sup> Floor Let on AST)
- Wooden Floors In Office Suites
- Carpeted Common Areas
- Radiators Throughout
- Sash Windows
- Kitchenette
- WCs
- Part Perimeter Trunking
- Outside Breakout Area (Lower Ground)



## LOCATION:

Located in the heart of Fitzrovia, immediately to the south of Fitzroy Square. Fitzroy Street is positioned between Great Portland Street and Tottenham Court Road. Great Portland Street and Warren Street are a two-Minute walk away.

## ACCOMODATION:

This attractive building was designed and built by renowned architect, Robert Adam in the late eighteenth century. The property comprises of five floors, all of which are offices except the third floor, which is a one bedroom residential flat. The flat is let on an Assured Tenancy Agreement (AST) at a rent of £20,352 per annum.

## LEASE:

An assignment of the existing lease on 31 March 2023. The lease is inside the Landlord & Tenant Act 1954.

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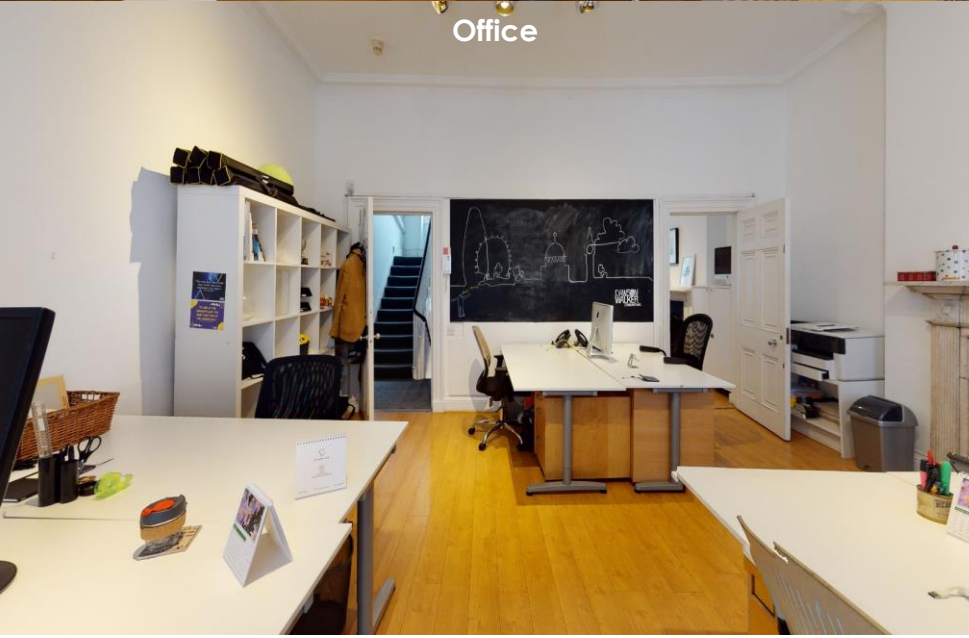
These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.



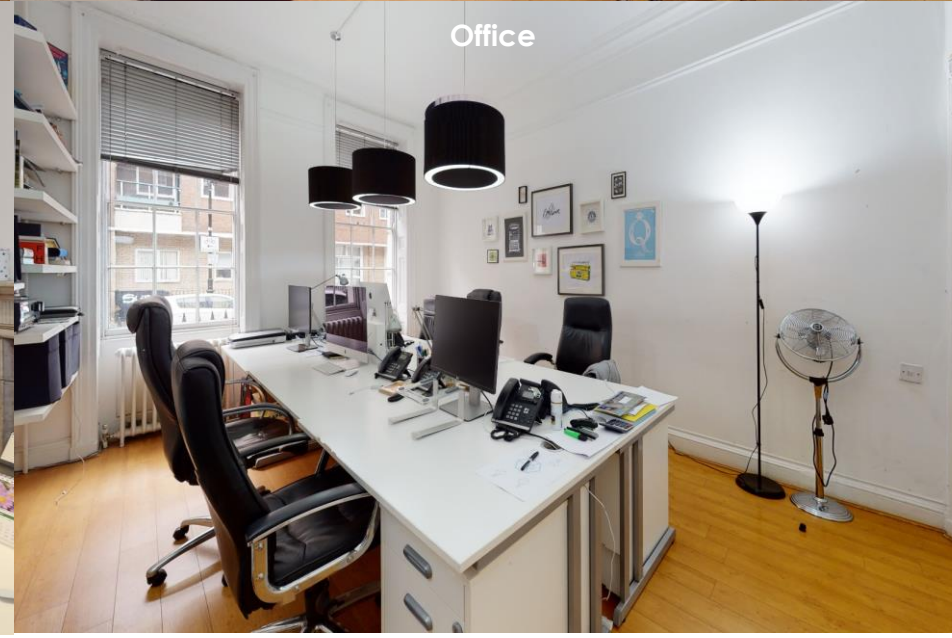
Office



Meeting Room



Office



Office