

# 34 GREAT TITCHFIELD STREET



**3,800 SQ FT — WHITEBOX,  
FLEXIBLE E CLASS OPPORTUNITY**

# LOCATED IN THE HEART OF FITZROVIA

The subject premises are located in the centre of buzzing Fitzrovia. A creative and vibrant district, this area is home to evolving start-ups, cutting-edge architecture firms and media agencies.

The unit is close to the entrance of the recently refurbished 123,000 sq ft office building at 45 Mortimer St, the headquarters of New Look. Other nearby office occupiers include, Estee Lauder, Facebook, The BBC and The University of Westminster.

Highly regarded restaurants, hotels and leisure offerings such as Mortimer House Kitchen, Circolo Popolare, Rovi, Berners Tavern & Psycle are all in close proximity.

The location benefits from excellent transport connections with The Elizabeth Line (Dean Street entrance) and Oxford Circus both being a 5 minute walk away from the subject premises.



## Offices

- 1 BBC
- 2 Engine Group / Mischief
- 3 Estee Lauder Companies
- 4 BUPA
- 5 Capita
- 6 Brown Forman
- 7 Facebook

## Gyms

- 8 Psycle
- 9 PerformancePro Fitness
- 10 F45
- 11 Rowbots
- 12 The Gym Group

## Restaurants & Bars

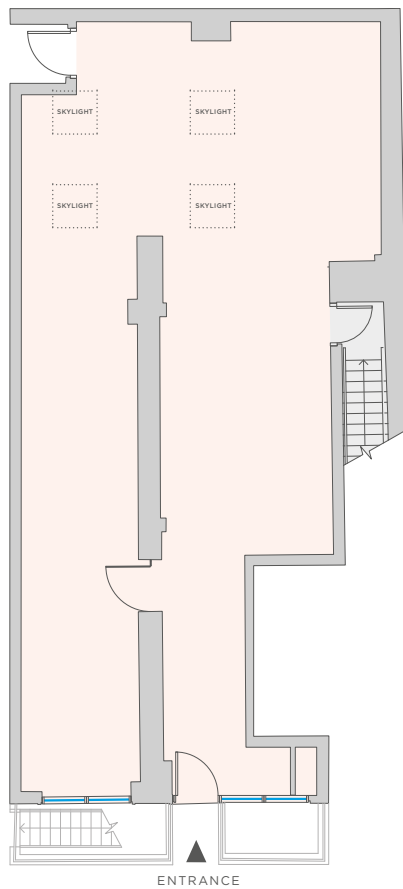
- 13 Attendant Coffee Roasters
- 14 Kaffeine
- 15 Percy & Flounders
- 16 Mr Fogg's House of Botanicals
- 17 Roka
- 18 Circolo Popolare
- 19 Mandrake Hotel
- 20 Berners Tavern (within The London EDITION hotel)



# 3,800 SQ FT

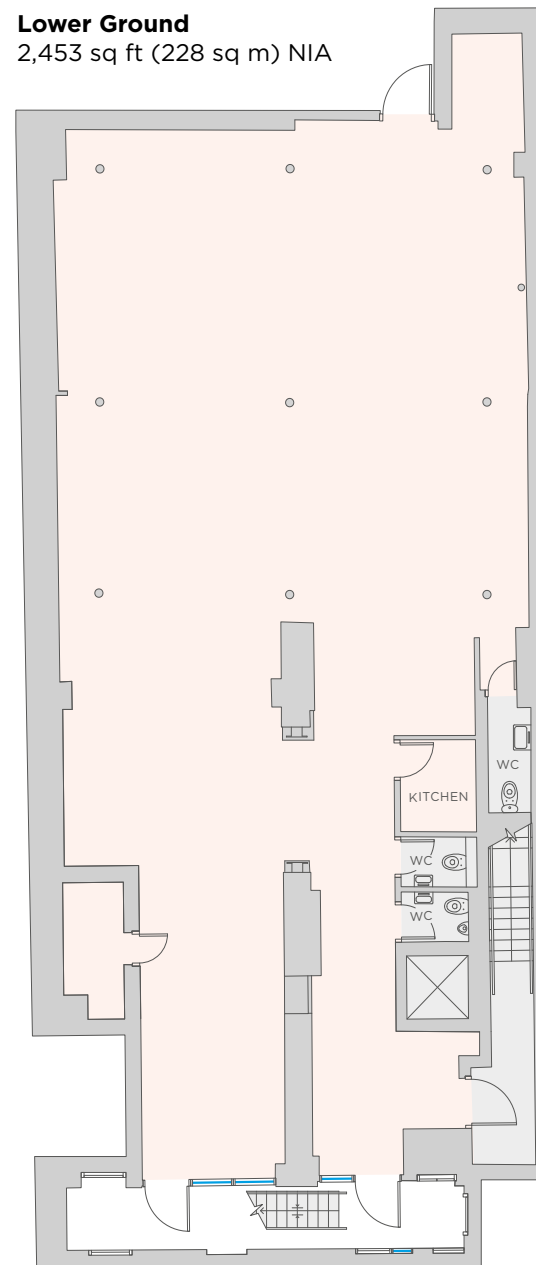
## 353 SQ M (NIA)

**Ground**  
1,355 sq ft (126 sq m) NIA



GREAT TITCHFIELD STREET

**Lower Ground**  
2,453 sq ft (228 sq m) NIA



# FURTHER INFORMATION

## Condition

34 Great Titchfield Street has recently been refurbished to a white box finish by the landlord.

## Tenure

The unit is available by way of a new effective FRI lease for a term to be agreed, contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## Rent

Available on application.

## Rates

We understand that the rateable value is £153,000 pa making the rates payable approximately £81,396 pa (2023.)

**Prospective tenants are advised to confirm any rating liability directly with the Local Authority.**

## Service charge

The approximate service charge for 2023 is £4,242.55.

## EPC

A copy of the EPC certificate is available upon request.

## Use

The premises are permitted for; retail (Class E a), office (Class E gi), gym (Class E d) or health clinic (Class E e) uses.

For viewing arrangements and enquiries, please contact:

**BRUCE  
GILLINGHAM  
POLLARD**

### Charlotte Roberts

charlotte@brucegillinghampollard.com  
07738 448 338

### Lizzie Knights

lizzie@brucegillinghampollard.com  
07511 902 073

# GPE.

Floorplan for illustration purposes only. Not to scale.

Bruce Gillingham Pollard on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Bruce Gillingham Pollard use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Bruce Gillingham Pollard as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of Bruce Gillingham Pollard has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. March 2023.