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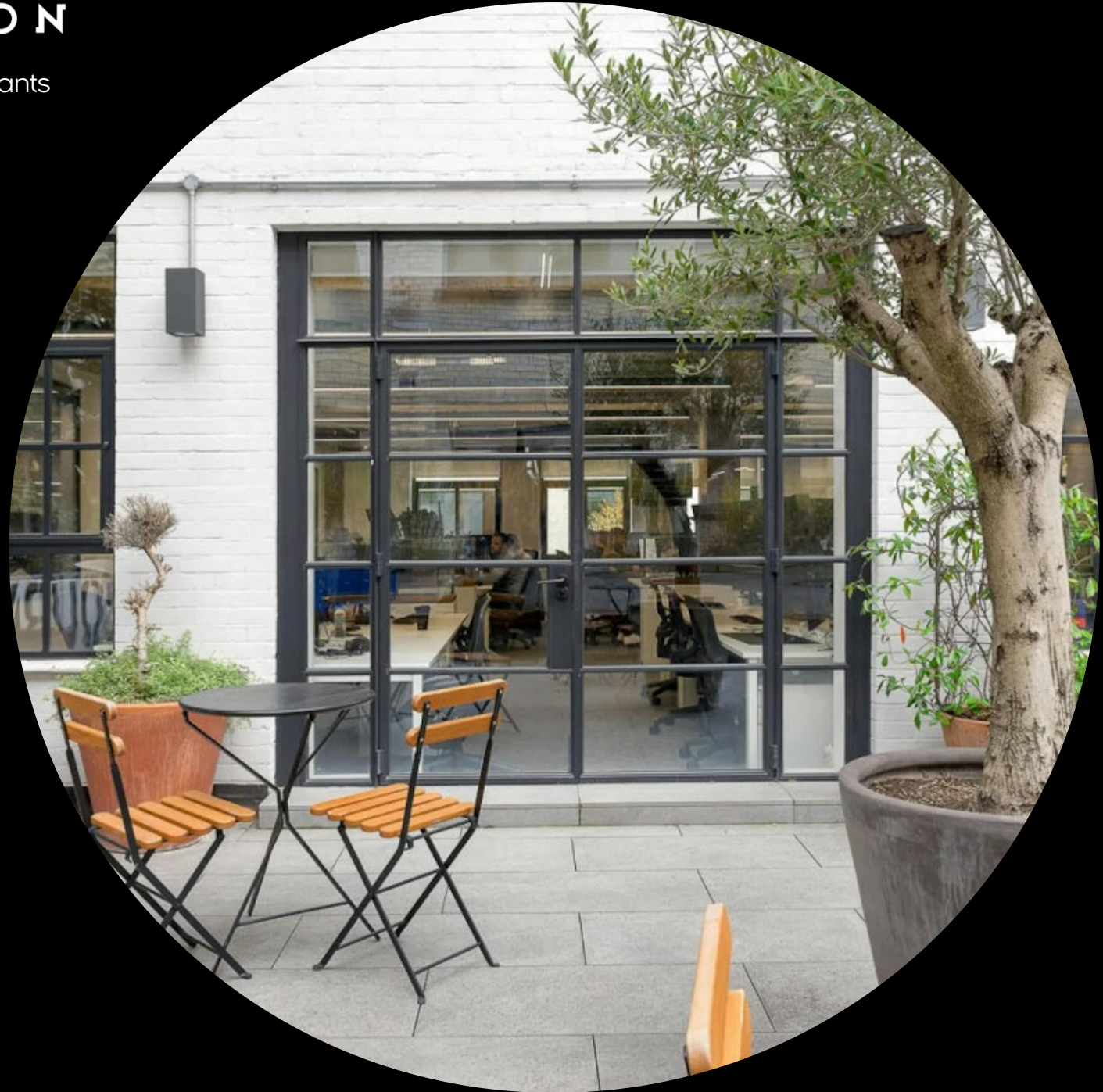
bespoke commercial property consultants

46 berners street london, w1t

for rent / lease

1,669 - 3,345 sq ft

stylishly fully fitted floors with a
large roof terrace demised to the
first floor in the heart of fitzrovia



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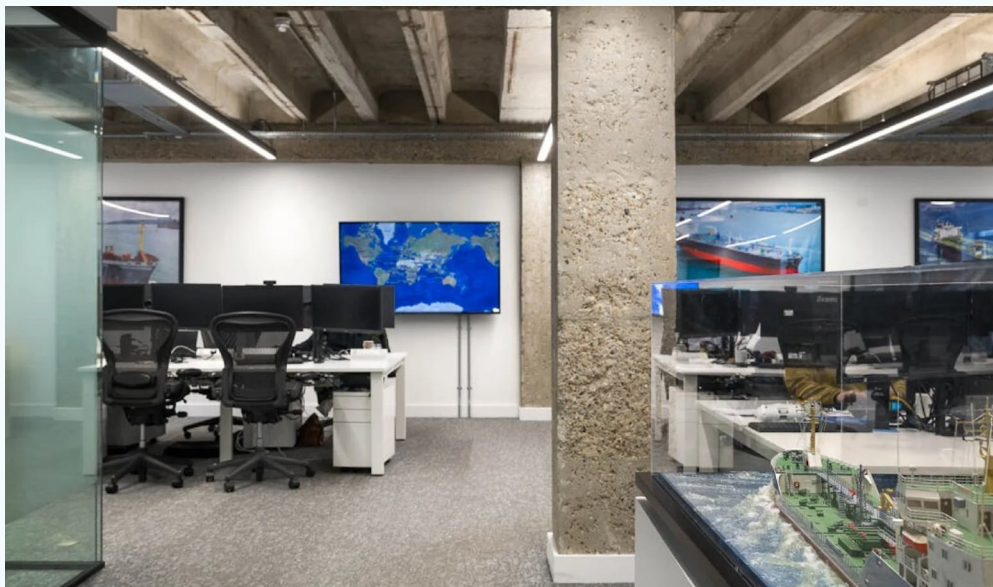
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about

both floors benefit from excellent natural light throughout and are fully fitted to a stylish finish.

the floors are fully fitted including meeting rooms, desks and kitchen



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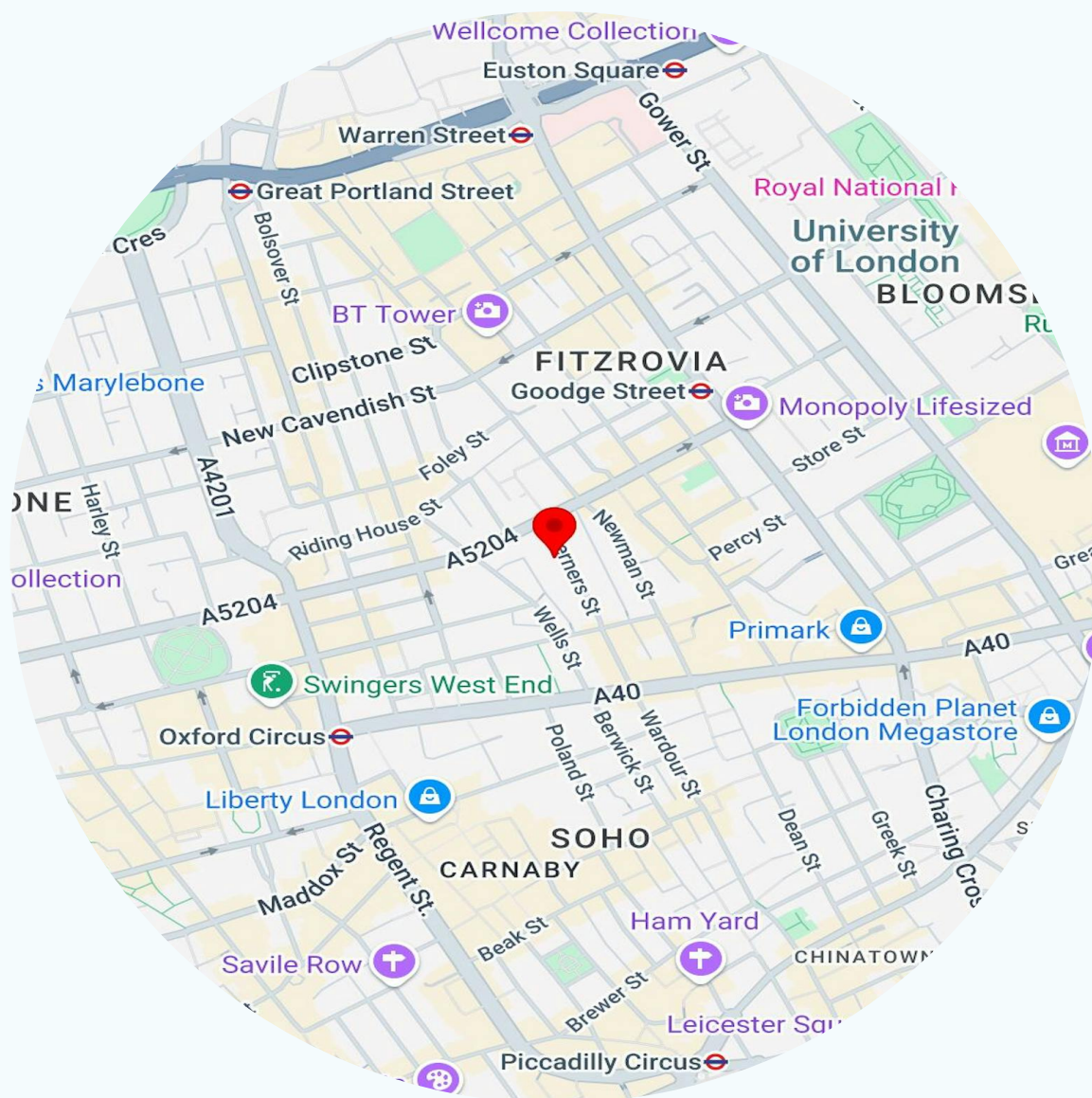
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location

the building is located in the heart of fitzrovia on the west side of berners street close to the junction with mortimer street.

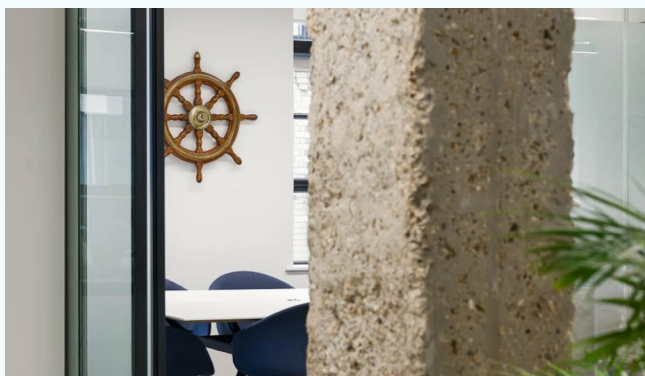
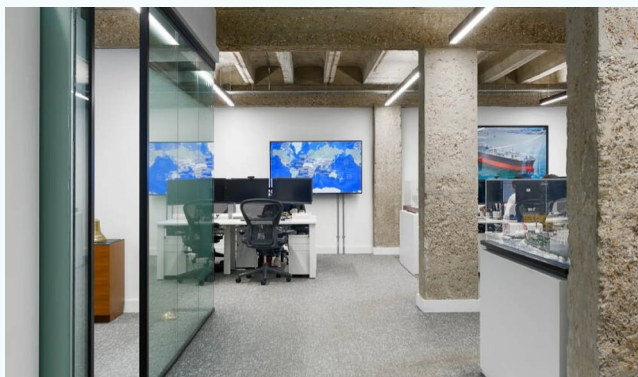
this street is one of the best in fitzrovia and there are a number of trendy bars and restaurants nearby including berners tavern, the sanderson, mortimer house, circolo popolare + flesh & buns amongst many others



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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
2nd - fully fitted	1,676	155.71	available
1st - full fitted + its own terrace	1,669	155.06	available
total	3,345	310.77	

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amenities

- stylishly fully fitted floors
- excellent natural light throughout
- large roof terrace on the 1st floor
- stylish reception
- exposed concrete ceilings and columns
- fully accessible raised floors
- exposed galvanised air conditioning
- good floor to ceiling height
- demised wcs on each floor
- kitchenette o 1st floor
- showers, bike racks + lockers in the lower ground floor

financials

rent	£85 per sq ft
rates payable	£23.21 per sq ft
service charge	£7.68 per sq ft

legal fees

each party to bear their own costs

epc

b

vat

applicable

lease

sublease assignment to 2032 or a sublease any term up to feb '27.

possession

available immediately

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viewings & more information

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