



## 52 Fitzroy Street, London, W1T 5BT

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1,331 SQ FT | 1,599 SQ FT | 2,930 SQ FT | 2ND AND 3RD FLOORS

HIGH QUALITY & ECONOMICAL MEDIA STYLE OFFICE FLOORS  
TO LET

- Air conditioning throughout
- Excellent natural light throughout
- Fitted kitchen / tea point on both floors
- Exceptionally well connected with 4 underground stations within a 10 minute walk
- Demised WC's
- Excellent floor to ceiling height throughout
- Prominent corner building
- Flexible terms & inclusive monthly rents available

## Overview.

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HIGH QUALITY & ECONOMICAL MEDIA STYLE OFFICE FLOORS  
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## Accommodation

FLOORS CAN BE TAKEN TOGETHER OR INDIVIDUALLY The 2nd and 3rd floors provide good quality economical media style space. The 3rd floor benefits from a pitched roof and skylights, which floods the floor with natural light. Both floors remain fitted:- the 2nd floor provides a natural waiting / reception area, a large boardroom, two open plan areas, a directors office, an internal meeting room with storage, and a tea point. The 3rd floor provides predominately open plan space benefitting from excellent natural light from windows on three elevations. There is a large directors office / small meeting room, a large boardroom, and a large kitchen / breakout space.

Name	Sq ft	Sq m	Availability
3rd	1,599	148.55	Available
2nd	1,331	123.65	Available
Total	2,930	272.20	

## Specification.

Air conditioning throughout, Demised WC's, Excellent natural light throughout, Excellent floor to ceiling height throughout, Fitted kitchen / tea point on both floors, Prominent corner building, Exceptionally well connected with 4 underground stations within a 10 minute walk, Flexible terms & inclusive monthly rents available.

## Financials.

Rent 3rd Floor - £6,750 pcm // 2nd Floor - £5,550 pcm

EPC Rating Upon Enquiry

## Terms.

New lease(s) direct from the Landlord for terms by arrangement - flexible terms available

## Contacts.

### Bailey Crouch

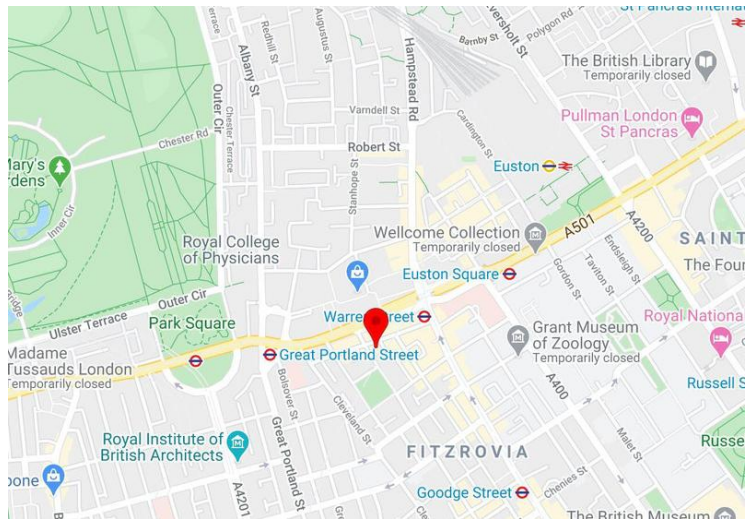
020 7647 4049 | 07901 229626

bc@lorenzconsultancy.com

### Andrew Knights

02076474043 | 07825742853

ak@lorenzconsultancy.com

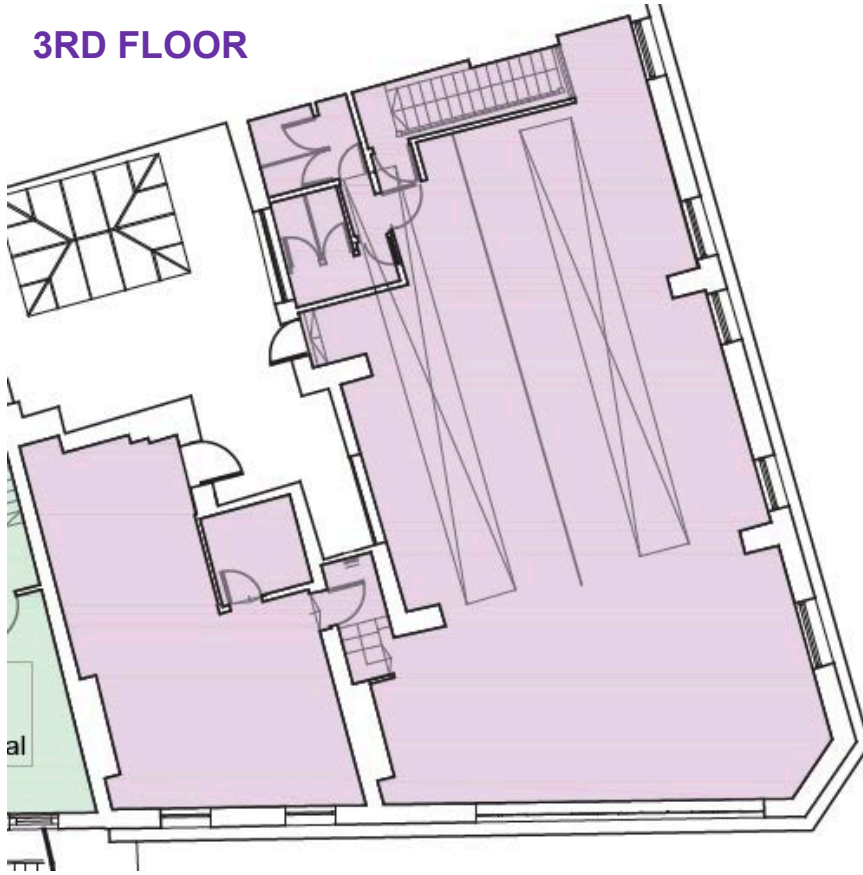


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FLOOR PLANS (NOT TO SCALE)

3RD FLOOR



22ND FLOOR



