



7-9 Whitfield Street, London, W1T 2AS

**IMPRESSIVE SELF-CONTAINED FULLY FITTED OFFICES WITH
PRIVATE OUTSIDE SPACE
9,166 SQ FT - SUITABLE FOR A VARIETY OF USES**

- 9,166 sq ft net internal area
- High quality fully fitted & furnished office
- Passenger lift serving all floors
- Demised end of trip facilities (bike racks/showers)
- Suitable for a variety of other uses
- Large private courtyard / garden
- Excellent floor to ceiling height and natural light throughout
- Self-contained premises - demised ground floor reception and lobby

Overview.

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Location.

The property occupies a prime position in the heart of Fitzrovia, one of Central London's most vibrant and sought-after districts. The area is renowned for its blend of creative, media, and professional occupiers, alongside an exceptional array of cafés, restaurants, and amenities. The location benefits from excellent connectivity, with Tottenham Court Road, Goodge Street, and Warren Street stations all within easy walking distance, providing access to the Elizabeth, Central, Northern, and Victoria lines. The immediate surroundings offer a dynamic working environment with the added appeal of nearby retail, leisure, and hospitality destinations.

Description

An exceptional and highly efficient garden-level property offering self-contained accommodation with impressive floor-to-ceiling heights and excellent natural light from two elevations.

The space benefits from a generous private outdoor courtyard and its own dedicated entrance on Whitfield Street, leading to a spacious ground floor reception, waiting, and concierge area. Currently fitted as high-quality, plug-and-play office space, the property is highly versatile and suitable for a range of uses including medical, wellness, and leisure.

The accommodation includes two meeting rooms (8–10 persons), six private offices, a large staff kitchen, tea point, WC's and shower facilities, a fully fitted reception, and an internal passenger lift.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	409	38
Mezzanine	5,188	481.98
Lower Ground	3,569	331.57
Total	9,166	851.55

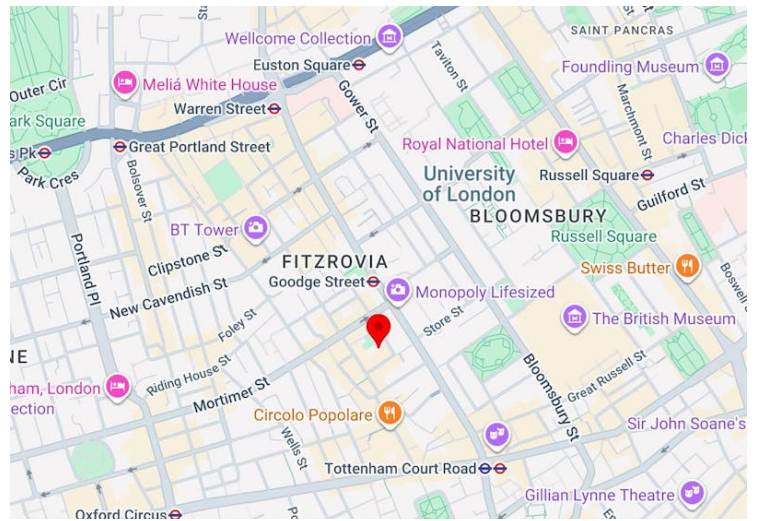
Financials.

Rent	£450,000 per annum
Price	Price on application
Rates Payable	£182,400 per annum
Service Charge	£60,000 per annum
EPC Rating	B (45)
VAT	Applicable

Terms.

The premises are available:

- by way of a new lease direct from the Landlord or
- by way of a sale of the virtual freehold interest (price on application)



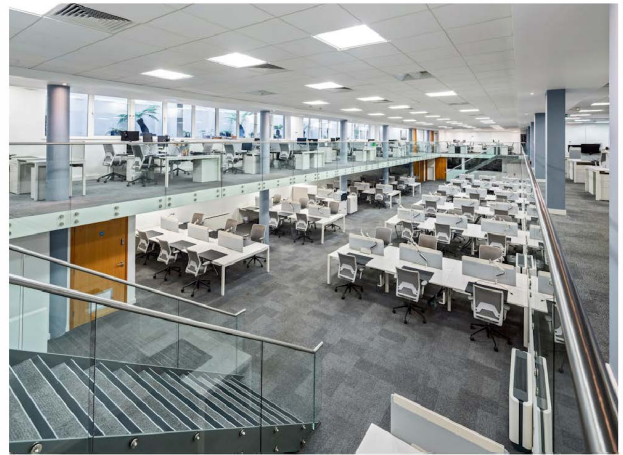
The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 21/05/2026

Contacts.

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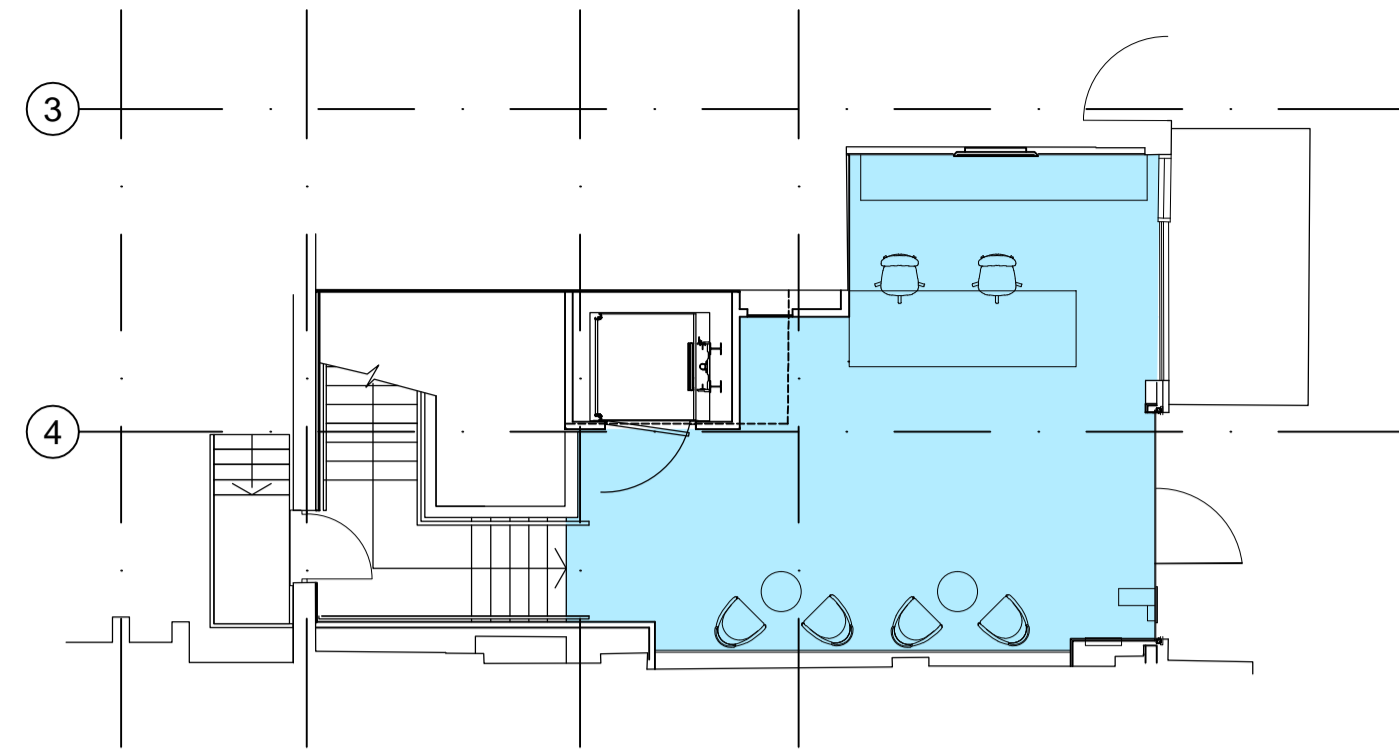
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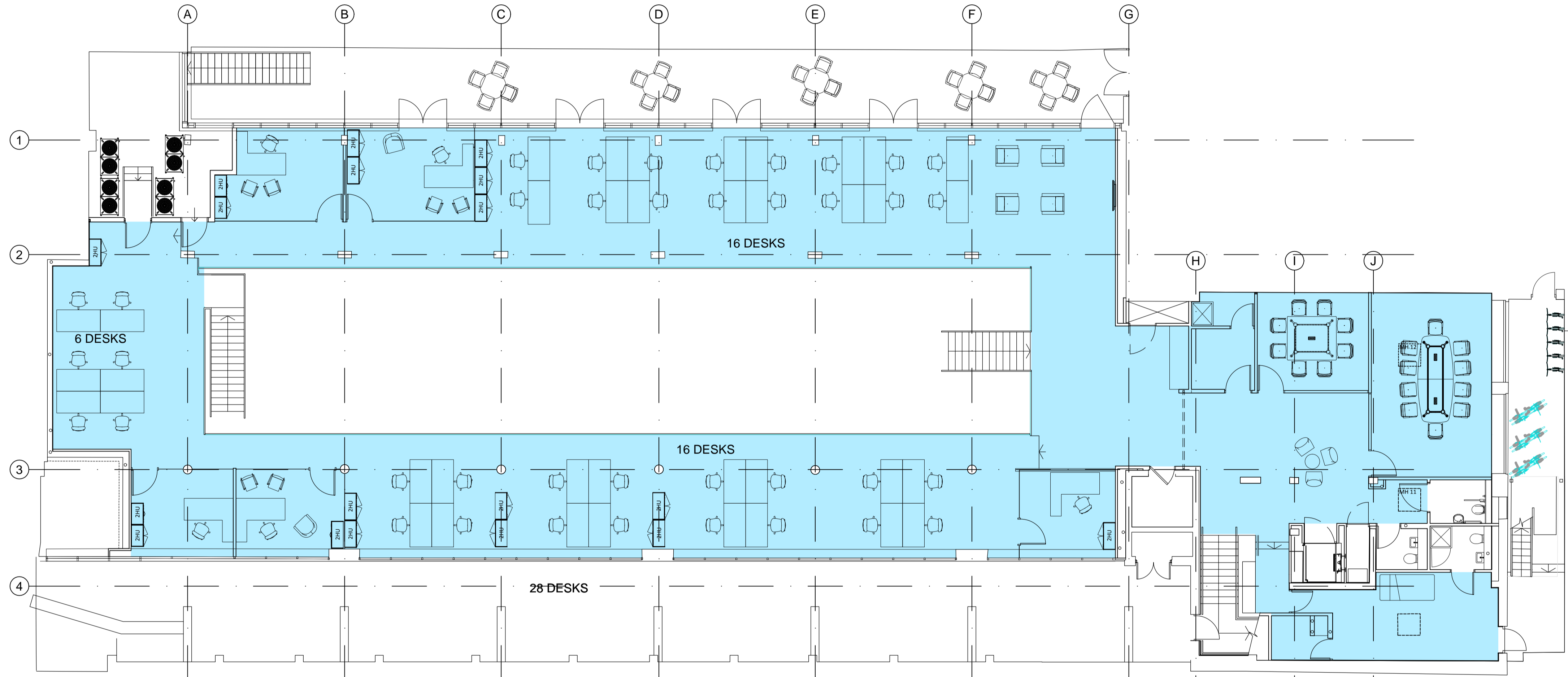




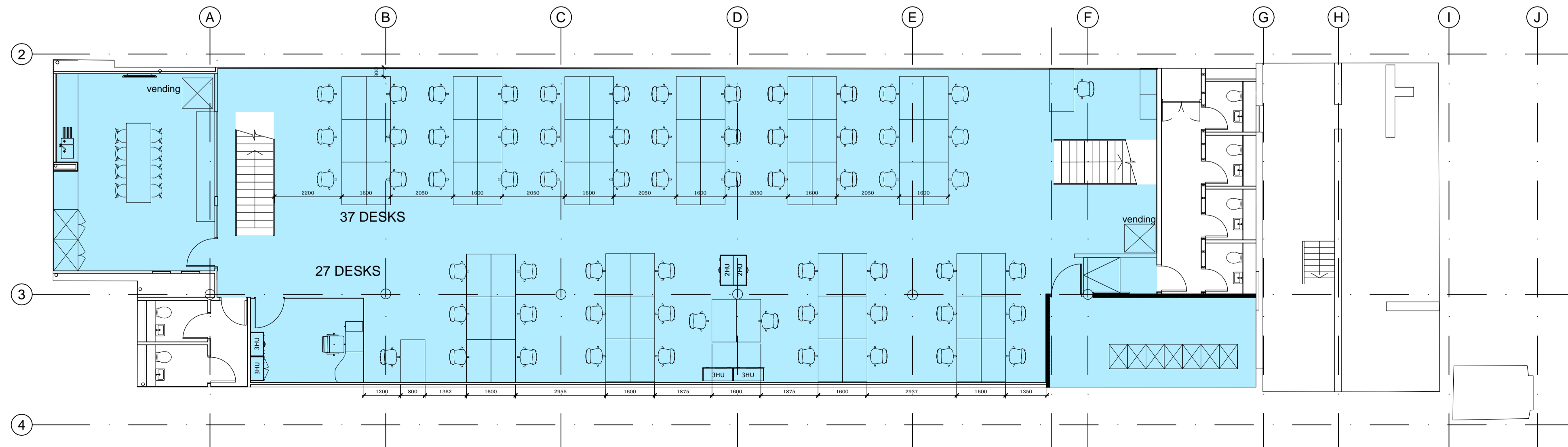




GENERAL ARRANGEMENT - ENTRANCE - LEVEL 00



GENERAL ARRANGEMENT PLAN - LEVEL -01



GENERAL ARRANGEMENT PLAN - LEVEL -02

REV	DATE	DESCRIPTION	BY	CHKD
F	13.12.11	ISSUED FOR RECORD	JM	
E	12.09.11	ISSUED FOR CONSTRUCTION	JM	
D	06.09.11	ISSUED FOR CONSTRUCTION	JM	
C	26.08.11	ISSUED FOR CONSTRUCTION	JM	
B	18.08.11	AMMENDMENTS FROM SITE MEETING	JM	
A	10.08.11	ISSUED FOR REVIEW	JM	

Do not scale from drawings. All dimensions must be checked and verified on site before any works are undertaken. Any discrepancies must be reported in writing to PURE DESIGN.

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Client : BEST at TRAVEL
Project : WHITFIELD STREET
 LONDON
 W1T 2AS

Drawing : PROPOSED GA PLAN
 FURNITURE - ALL LEVELS

Scale : 1:100@A1

CAD File : plot file

Project No : 11.5014.00

Drawing No : **Rev:**

GA-FN_01 **F**