7–9 WHITFIELD STREET

FITZROVIA, LONDON, W1

AVAILABLE TO PURCHASE OR LEASE

EXECUTIVE SUMMARY

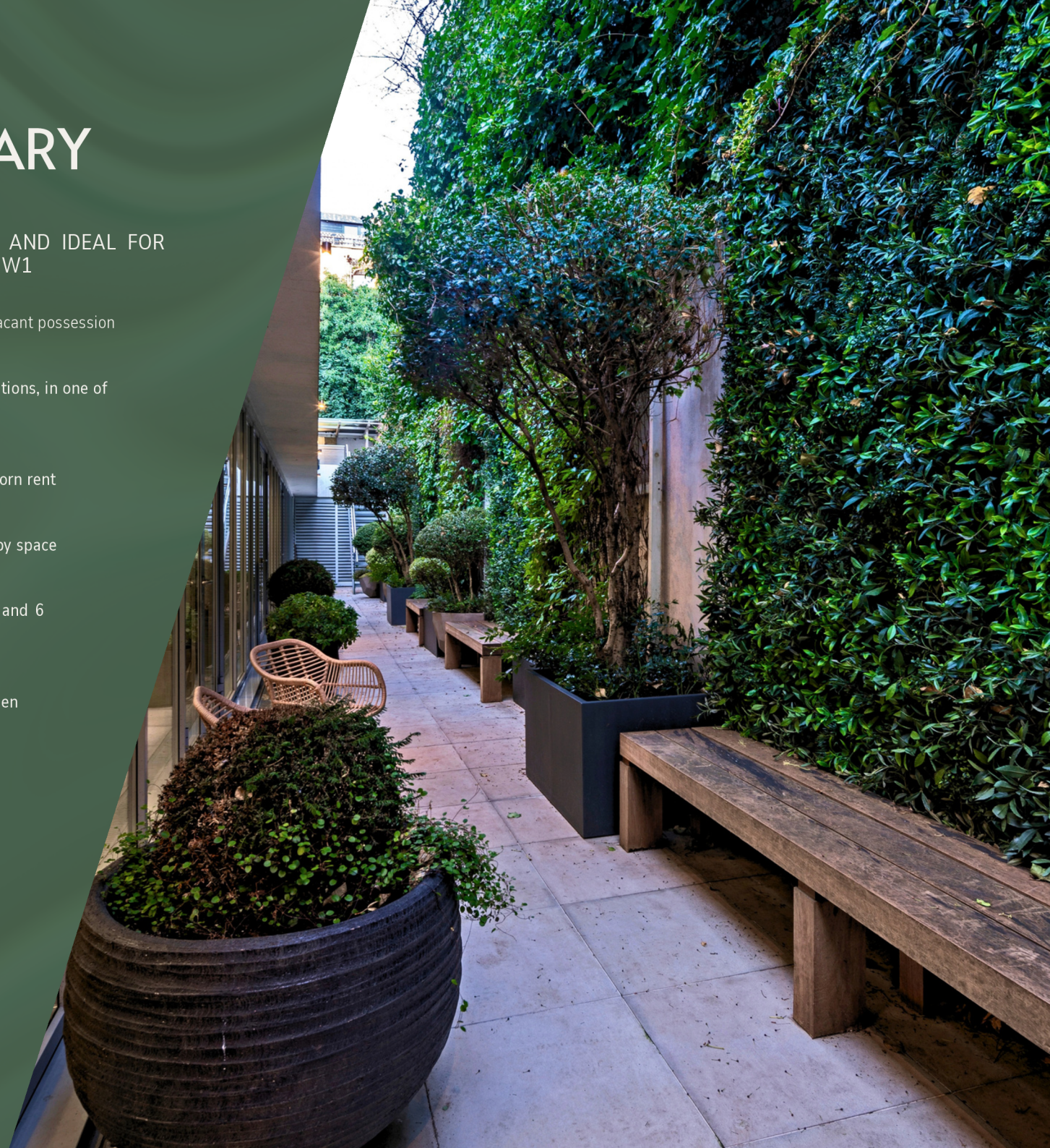
RARE OPEN-PLAN OFFICES READY TO OCCUPY AND IDEAL FOR BUSINESS HEAD QUARTERS IN PRIME FITZROVIA, W1

- Ground and lower ground floors available to purchase with vacant possession
- Moments from Tottenham Court Road and Oxford Circus stations, in one of Central London's most sought-after office submarkets
- Virtual freehold with 982 years unexpired, held at a peppercorn rent
- The property offers 9,167 sq ft (NIA) of open, ready-to-occupy space
- Layout for 108 desks, plus a meeting room, a boardroom and 6 private offices, with ample break-out areas
- The space offers a landscaped terrace with vertical garden and excellent ceiling heights

Offers sought in excess of **£4,500,000** subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of **£490 per square foot (NIA)** and **£408 per square foot (GIA).**

Our Client will if required give consideration to offering an underlease at market rent, terms provided upon application.





LOCATION











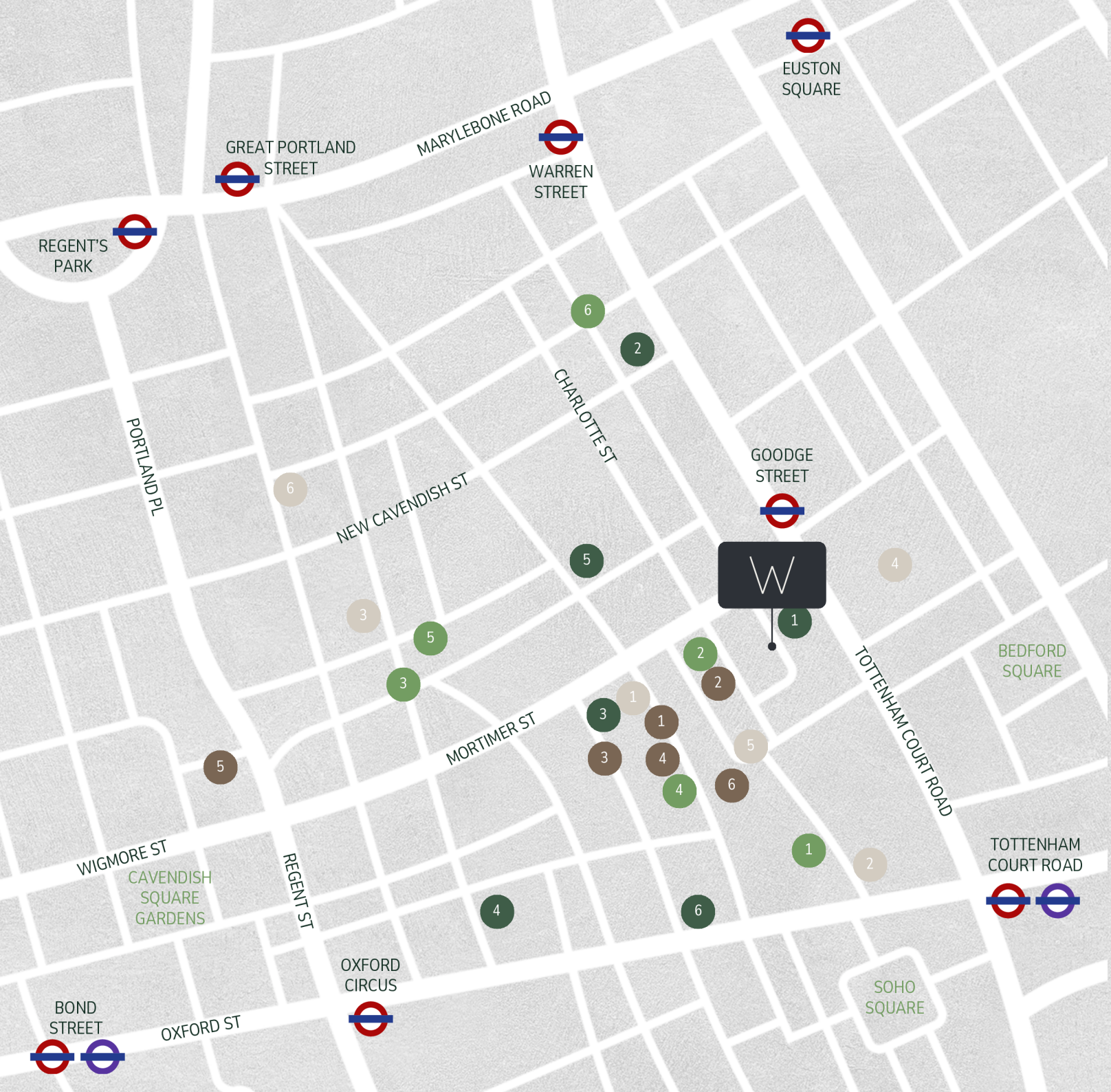
Whitfield Street sits at the heart of Fitzrovia, one of the West End's most characterful and sought-after districts. Running parallel to Tottenham Court Road, it places occupiers in a vibrant, creative neighbourhood with exceptional connectivity on the doorstep.

Fitzrovia has retained its village atmosphere while offering outstanding transport links, drawing a diverse mix of occupiers, residents and visitors. The area's amenities are a major part of its appeal, from fashionable restaurants such as Roka, Mere and Gaucho to a wealth of bars and independent coffee shops.

The hotel offerings around Whitfield Street are among the best in London, with the Sanderson, The Newman, Grafton Hotel and Charlotte Street Hotel all within a five-minute walk.

Fitzrovia is evolving into an increasingly dynamic submarket, with major developments like The Fitzrovia, Holden House, 1 Newman Street, and The Howlett, all just moments from Whitfield Street. Established landlords such as Derwent London, Oval, Weybourne and Shaftesbury Capital continue to shape the area, investing in both workspace and the retail and restaurant mix. This long-term commitment supports a thriving, well-managed neighbourhood that is attractive to both occupiers and investors.





OCCUPIERS

OCCUPIERS

Dr Martens	1.
Databricks	2.
Netflix	3.
Pinterest	4.
Take -Two (Rockstar Games)	5.
JLL	6.

RESTAURANTS

Mowgli	1.
Kinkally	2.
Riding House Cafe	3.
Berners Tavern	4.
Meraki	5.
Lore of the Land	6.

BARS

Mr Fogg's	1.
Royal Cocktail Exchange	2.
Drunch	3.
Black Horse	4.
Lucy Wong	5.
Lucky Pig	6.

HOTELS

The Newman	1.
Charlotte Street Hotel	2.
Sanderson London	3.
London Edition	4.
The Langham	5.
The Mandrake	6.

SITUATION


HYDE PARK
Bond Street
MAYFAIR
Oxford Circus
MARYLEBONE
Regent's Park
REGENT'S PARK
Great Portland Street
Warren Street
Goodge Street
W
SOHO
FITZROVIA
Tottenham Court Road



SITUATION

7 - 9 Whitfield Street is situated on the east side of Whitfield Street, close to the junction with Goodge Street in the heart of Fitzrovia and within close proximity to the Elizabeth Line at Tottenham Court Road and minutes from the unparalleled retail offer of Oxford Street.

CONNECTIVITY

7 - 9 Whitfield Street is strategically located, serviced by a number of transport hubs with London Underground services available nearby at Goodge Street (Northern Line) to the north east, Tottenham Court Road (Central, Elizabeth and Northern Lines) to the south east, Warren Street (Victoria and Northern Lines) to the north and Oxford Circus (Central, Victoria and Bakerloo lines) to the south west. The Elizabeth line is less than an 6 minute walk away, accessed at Tottenham Court Road and Dean Street.

JOURNEY TIME IN MINUTES FROM TOTTENHAM COURT ROAD STATION.

ELIZABETH LINE




HAVANA
PAA
PAN AMERICAN AIRWAYS
BEST AT TRAVEL
BEST AT TRAVEL

DESCRIPTION

The property comprises self-contained, open-plan office accommodation arranged over the garden and lower ground floors of 7–9 Whitfield Street.

The accommodation benefits from a dedicated street-level entrance and reception, leading to a well-appointed open-plan garden floor. The lower level provides an impressive 4.8 metre floor-to-ceiling height, creating a generous and highly adaptable workspace, complemented by excellent natural light and views onto the adjoining garden terraces.

Further amenities include air conditioning, shower facilities and dedicated cycle storage, providing a well-rounded offering for modern occupiers.









NIA sq ft	NIA sq m	GIA sq ft	GIA sq m
9,167	851.6	11,004	1,022.3



Secure bike storage

Lift access

EPC B Rating

9x staff toilets

Shower facilities

7x private offices / meeting rooms

VRF air conditioning

4.8m floor to ceiling height

Private garden terrace

SPECIFICATION



LOCAL DEVELOPMENTS

THE FITZROVIA



Owned by M&G and Nomura RE Development, this mixed-use scheme offers 65,000 sq ft of Grade A offices, retail space and 8 residential units.

Completion: 2025

HOLDEN HOUSE



Owned and being developed by Derwent London as a major office-led redevelopment. This will provide 115,000 sq ft of offices and 20,000 sq ft of retail.

Completion: 2028

THE HOWLETT



Great Portland Estate are undertaking a full refurbishment, transforming 43,000 sq ft into premium managed workspace here.

Completion: 2027

THE GABLE



Bought by Great Portland Estate from City of London, this offers 44,000 sq ft of offices on Tottenham Court Road and will become premium workspace.

Completion: 2026

BT TOWER



Bought by MCR Hotels from BT Group for £275m. The current planning application proposes a 400-room hotel.

Completion: TBC

16 BERNERS STREET



Kajima Europe are under construction for this part demolition and an upward extention of 35,000 sq ft office accommodation.

Completion: 2027

TENURE

The property is held virtual freehold under title number NGL919578. 7 - 9 Whitfield Street is held on a 999 year lease at a peppercorn from 27 May 2011, which leaves an unexpired term of circa 982 years.



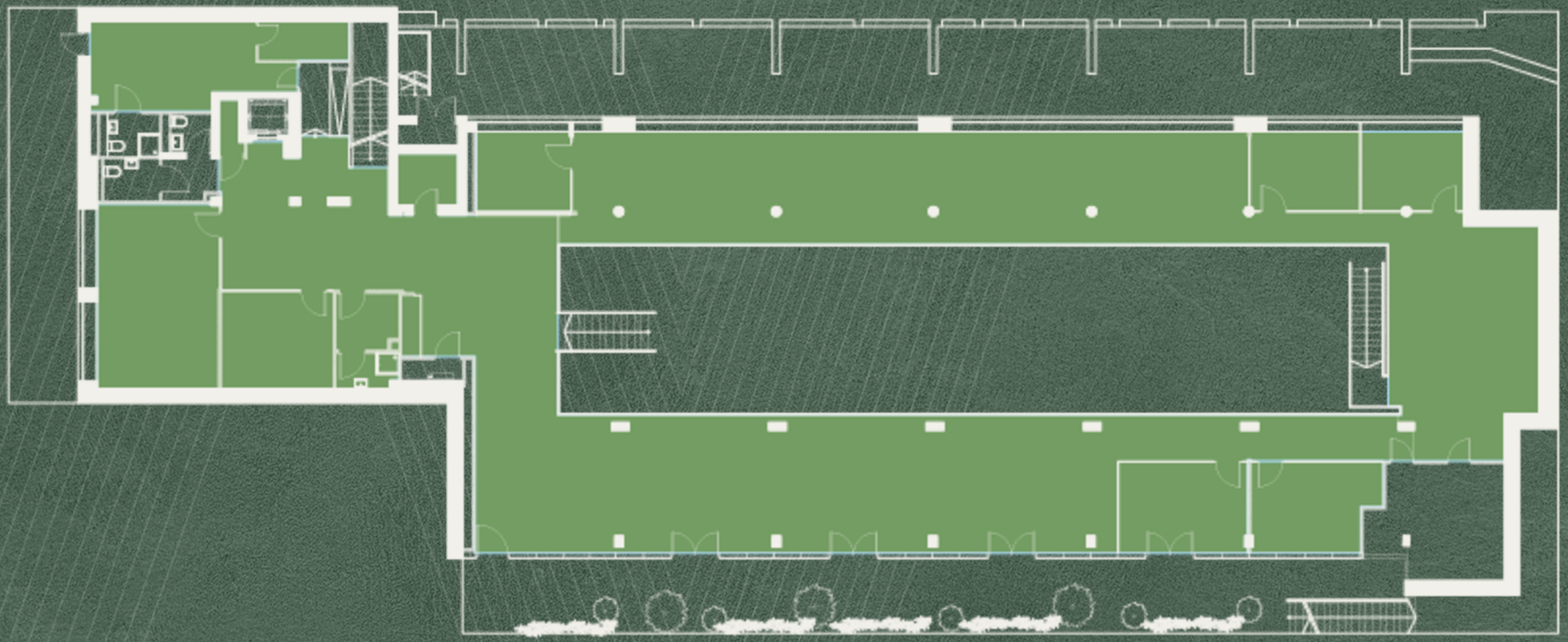
PLANNING

The property is situated within the London Borough of Camden and sits within the Charlotte Street Conservation Area, but it is not listed.

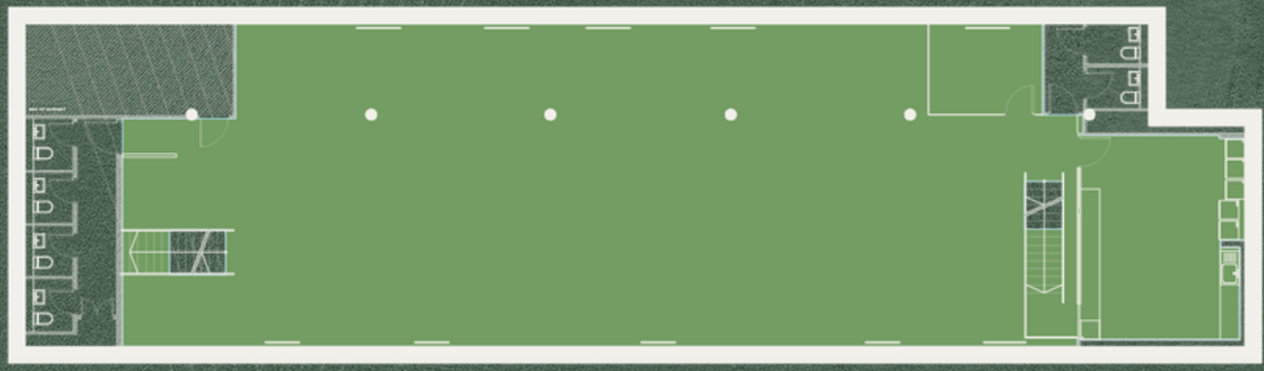


FLOOR PLANS

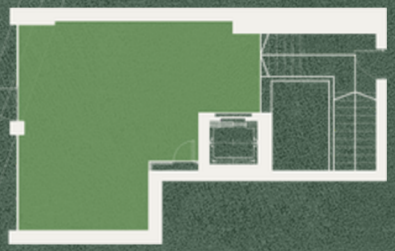
Garden Floor



Lower Floor



Reception



FURTHER INFORMATION

VAT

The property has been elected for VAT.

KYC/AML

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide acceptable identification documents.

EPC

The property has an EPC of B (45).

PROPOSAL

Offers sought in excess of **£4,500,000** subject to contract and exclusive of VAT.

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RENT

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Business Rates: Rateable Value £380,000 ; Payable £182,400 (£19.90 per sq ft).

MISREPRESENTATION

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT Cyril Leonard Ltd give notice that (i) these particulars do not constitute, nor constitute any part of, an offer or a contract; (ii) all statements contained in these particulars as to these properties are made without responsibility on the part of Cyril Leonard Ltd (iii) none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact; (iv) any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars; (v) the vendors or lessors do not make or give, and neither Cyril Leonard Ltd nor any person in their employment has authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

CONTACT

Inspections are strictly by appointment only and can be arranged through the selling agents - contact details below:

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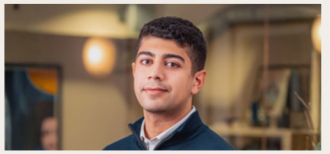
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FITZROVIA, W1