



**FOR SALE**

**28 Fitzroy Square, London, W1**



## Location

Fitzroy Square is one of London's most complete and impressive Georgian Squares and the only one located in Fitzrovia. The square has a rich history of noble and notable residents including Virginia Woolf and George Bernard Shaw. Fitzrovia is one of the most vibrant parts of the West End. It is located to the south of Regent's Park, with Bloomsbury to the east, Soho to the south and Marylebone to the west. It is home to some of the most fashionable restaurants in London including Roka, Hakkasan and Berners Tavern, and on its southern boundary sits the shops and hustle and bustle of Oxford Street.

Fitzrovia is an established office location and while historically it has been home to many businesses from the creative industries, it has recently attracted high profile corporate occupiers including all funds Bank, Estee Lauder, Volterra Fietta and Facebook. These recent changes have re-established it as an exciting and dynamic part of the West End. More recently parts of Fitzrovia have seen change through developments such as 1 & 2 Fitzroy Place and Rathbone Square, however, Fitzroy Square remains an oasis of calm and true to its Georgian heritage. It is mostly pedestrianised and benefits from a well landscaped private garden which occupiers of the square can enjoy the benefit of.

## Accommodation

The property has been measured by Plowman Craven in accordance with both the RICS Code of Measuring Practice (6th Edition) providing Net Internal Areas and the RICS Property Measurement (1st Edition) providing IPMS 2 and 3 areas. The full measured survey is available on the data site.

## Description

Constructed in 1838, 28 Fitzroy Square is an attractive mid-terraced brick Georgian townhouse building. Since the 1960s it has been the Headquarters of the Magistrates' Association and they currently occupy the entire building. The property is currently used as B1 offices and provides five floors of useable space. The office space benefits from good natural light and impressive views across the square from the principal rooms.

## Executive Summary

- Freehold
- Prominent position on one of London's finest Georgian squares
- Listed period office building comprising a net internal area of 3,233sq ft (300 sq m) arranged over five floors
- Excellent transport links, situated in close proximity to Great Portland Street, Goadge Street and Warren Street Underground stations.
- Potential for alternative uses subject to consent
- Available with full vacant possession within 12 months
- Offers are invited for the Freehold interest





Floor	NIA		IPMS 3		GIA		IPMS 2	
	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	Sq ft
Third	46.6	502	47.7	513	63.4	682	63.5	684
Second	43.6	468	44.9	483	63.8	687	63.9	688
First	63.3	681	65.0	700	82.1	884	82.5	888
Ground	57.6	620	59.5	650	81.5	877	81.8	880
Lower Ground	89.2	962	98.4	1,059	135.8	1,462	135.9	1,463
<b>Total</b>	<b>300.3</b>	<b>3,233</b>	<b>315.5</b>	<b>3,359</b>	<b>426.6</b>	<b>4,592</b>	<b>427.6</b>	<b>4,603</b>



## Tenure

The property is Freehold with absolute title under 282653

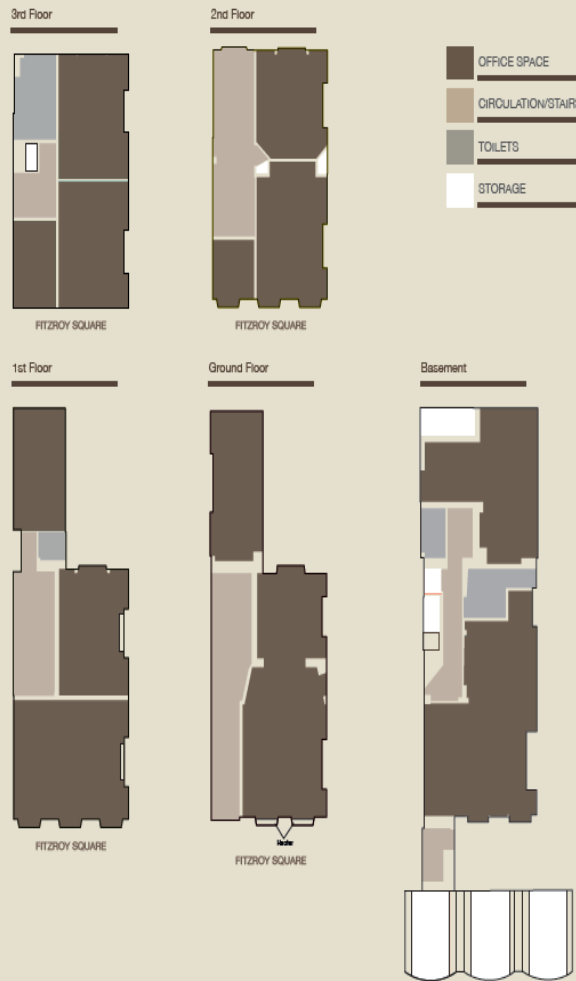
## Tenancy

This property will be available subject to a short term sale and leaseback

## Communications

The building benefits from excellent transport links with Warren Street (Victoria and Northern Lines), Great Portland Street (Hammersmith & City, Metropolitan & Circle Lines) and Goodge Street (Northern Line) Underground stations all located within a short walk from the property. It is also within a 10 minute walk of Tottenham Court Road underground station and the Elizabeth Line when it opens in 2018. Euston and Kings Cross / St Pancras mainline stations are both within 1.5 km of the property and provide easy access to national and international rail services. There are also a number of bus routes linking the area to other central London locations.

## FLOOR PLANS



## Planning

28 Fitzroy Square is currently used by the Magistrates Association as office accommodation. We consider that there is potential for alternative use. The building is Grade II\* listed and was originally built as a townhouse. It also lies within the Fitzrovia Conservation Area. A submission to the London Borough Camden is likely to be best presented if heritage-led. Bilfinger GVA's Central London Planning team have produced a full planning report which is available on the data site.

## EPC

The property has an EPC score of G - 185

## Situation

28 Fitzroy Square lies on the Western side of Fitzroy Square close to its junctions with Conway Street and Grafton way. It sits within the Fitzroy Square Conservation Area.



## Price

£5,000,000