

**Lonic.**

# 72-73 Warren Street, W1

With additional access from **297 Euston Road.**



**1,819sq ft.**

Fully fitted and furnished.

**One building, two addresses.**





Accessed via a dramatic reception area. This space, comprising the entire 4th floor, has been fitted to provide two private offices, a meeting room, an open plan workspace and a private kitchenette.

The building also includes two large conference spaces, completely fitted with smart tech, camera and microphone setups throughout. With catering available, the space is capable of hosting both in person and online seminars/events that will impress your guests.

Additionally, have your branding applied at street level, and gain access to a roof terrace with your occupancy, perfect for breakout and lunch breaks.

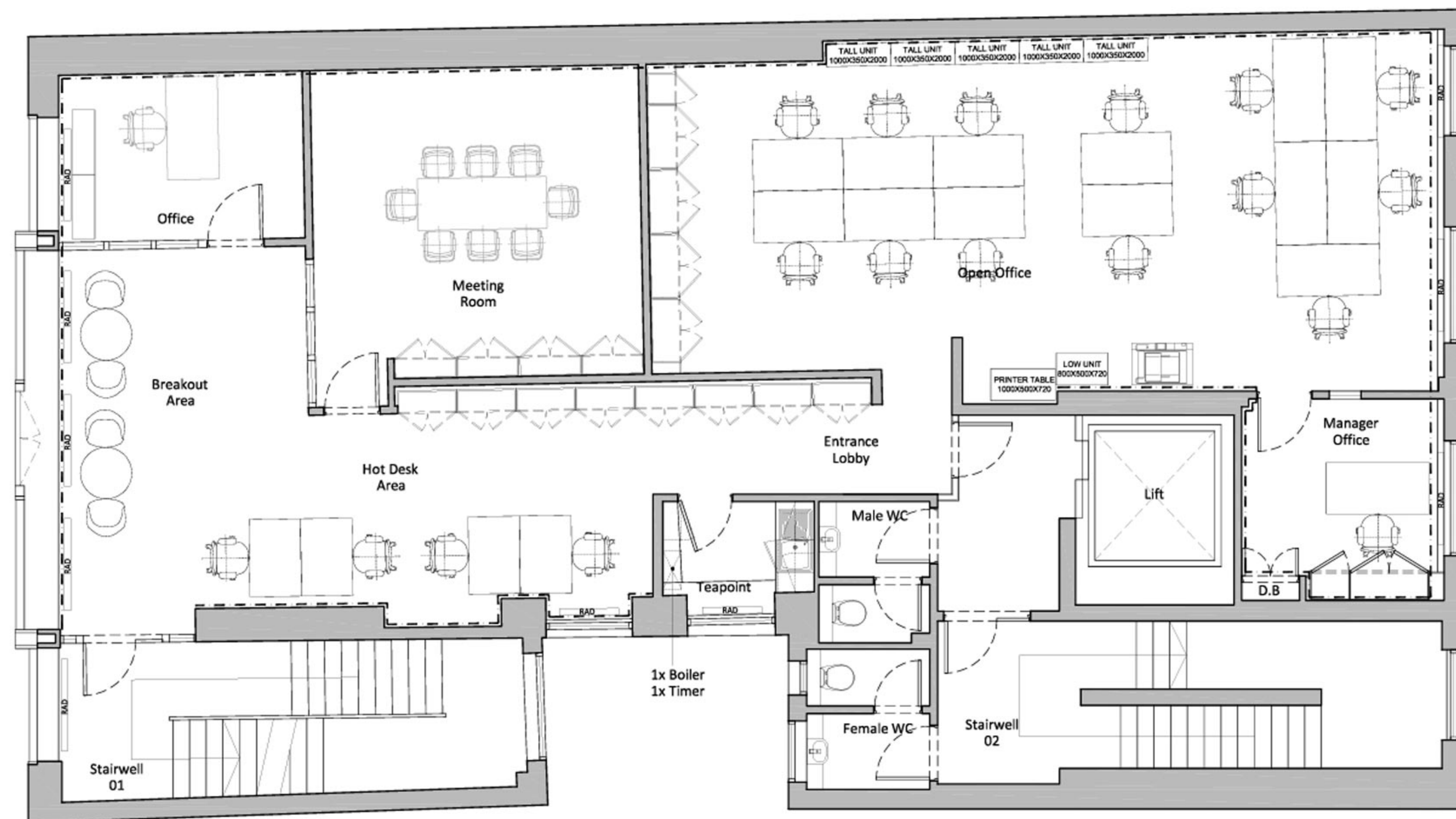
Amenities

What's available:

	Manned Reception		Roof Terrace		Great Natural Light
	Fully Fitted		Passenger Lift		Demised Kitchen
	Meeting and Boardrooms		Full Onsite Catering		Air Conditioning







Fourth Floor

72-73 Warren Street, London, W1T 5PE

## Rent

**£80psf**

(Fully inclusive of rent, rates and service charge)

**£144,000 per annum / £12,000 pcm**

## Lease

A new flexible lease is available for a term by arrangement.

## Legal Costs

Each party to bear their own.

## Possession

Upon completion of legal formalities.



Warren Street is one of the most well-connected locations in the UK. Easily accessible for those travelling into London and those travelling from inside the city itself.

Situated directly next to Warren Street Station and within walking distance of Great Portland Street, Euston and King's Cross Underground Stations, you can ensure a simple commute for all staff and visitors.

Being in the heart of Fitzrovia, there are countless options for lunch breaks and post work social events. Enjoy working from the centre of London, a place where your team can thrive!

# Local Amenities

## Food and Drink

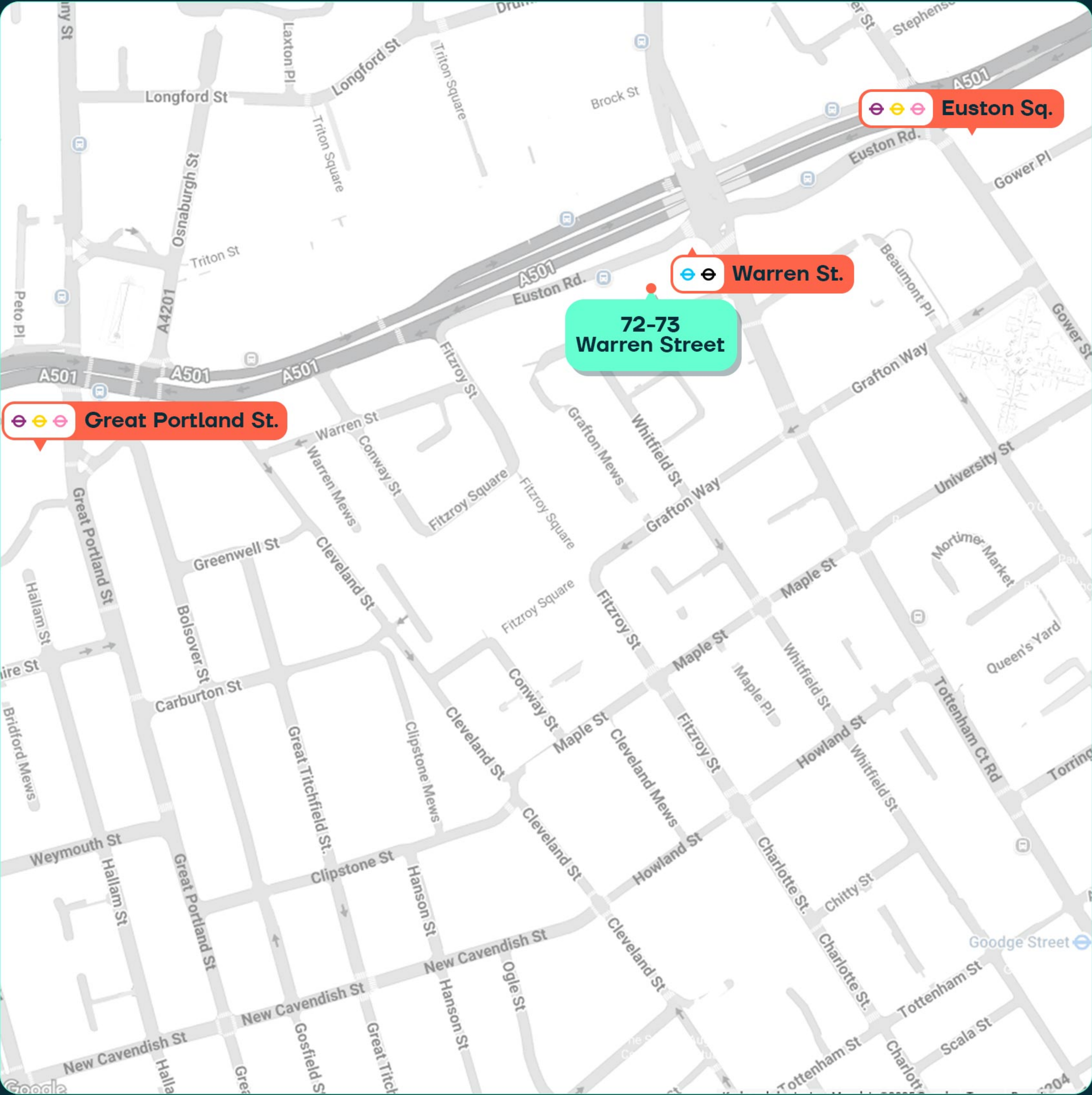
- 01 Rosa's Thai
- 02 PAUL
- 03 Wasabi
- 04 Caffè Nero
- 05 Starbucks
- 06 Black Sheep Coffee
- 07 Honest Burgers
- 08 Miel Bakery
- 09 Bang Bang Vietnamese
- 10 Franco Manca
- 11 Nandos
- 12 Honey & Smoke Grill House
- 13 GAILS
- 14 itsu
- 15 Steak & Lobster
- 16 T4 Bubble Tea
- 17 Pret A Manger
- 18 Ohayo Sushi
- 19 Nazuki Garden

## Hotels and Leisure

- 01 Meliá White House
- 02 Radisson Blu Hotel
- 03 Staunton Hotel
- 04 Morton Hotel
- 05 Kimpton Fitzroy
- 06 Tavistock Place
- 07 Stay Kula London
- 08 Charlotte Street Hotel
- 09 Urban Chic
- 10 The Langham
- 11 The Mandrake
- 12 The London EDITION

## Travel

- 01 Warren Street
- 02 Euston Square
- 03 Great Portland Street
- 04 Euston
- 05 St. Pancras Int.
- 06 King's Cross





# Lonic.

## Welcome to Fitzrovia.

Contact us to arrange a viewing via:

**020 7486 0900**

Ross Freedman

**rmf@lonic.uk**

07900 225 051

Greg Berg

**gb@lonic.uk**

07540 635 664

Office:

**49 Welbeck Street,  
London, W1G 9XN**

Website:

**www.lonic.uk**

lonic.uk

