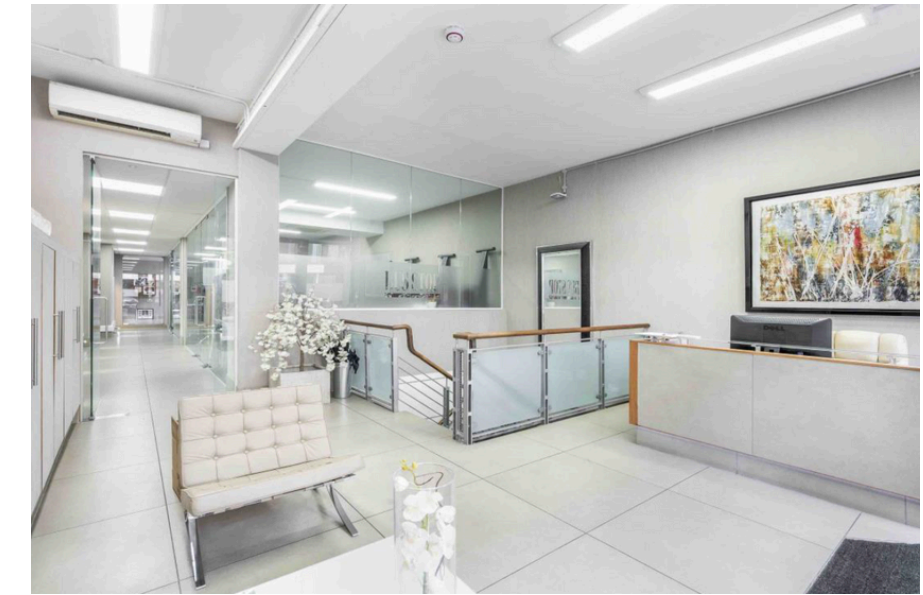




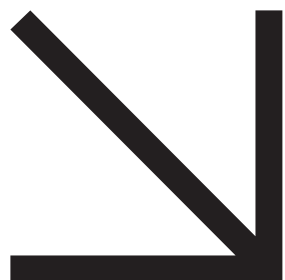
 LONDONSUPER



45-46 Berners Street

LONDON W1 – FITZROVIA

Flexible E-Class with strong frontage,
available as two self-contained units
or combined into one larger space.





45–46 Berners Street offers versatile Class E space across ground and basement levels, with the flexibility to occupy one unit or combine both. Generous proportions, a clean layout, and prominent frontage create a space that can be tailored to a wide range of occupiers.

Set within Fitzrovia, the property benefits from a fashionable central London address and strong local demand. The area's mix of creative businesses, lifestyle operators, and global headquarters provides a ready-made audience and supports seven-day trade.





DESCRIPTION

Arranged across ground and basement levels, the property provides flexible Class E space with strong frontage, high ceilings, and excellent natural light. The layout suits a wide range of uses including retail, showroom, gallery, or creative office. The space is available as two self-contained units or as one larger combined space, giving occupiers the flexibility to adapt to their specific requirements.



LOCATION

Berners Street sits at the centre of Fitzrovia, north of Oxford Street and moments from Soho and Bloomsbury. The area blends historic character with a vibrant mix of dining, retail, and creative businesses.

Nearby occupiers include Farm Girl, Hershesons, Flesh & Buns, and Greyhound Café, while Netflix, Estee Lauder, and Facebook all have headquarters within walking distance. Oxford Circus, Tottenham Court Road, and Goodge Street stations provide excellent connectivity.



INFORMATION

- ↘ Prominent Berners Street frontage
- ↘ Fashionable Fitzrovia address
- ↘ Great transport links
- ↘ Excellent natural light and ceiling heights
- ↘ Kitchenette, WC facilities, and modern amenities





AVAILABILITY

45 Berners Street

- Ground: 1,153 sq ft
- Basement: 1,110 sq ft
- Total: 2,263 sq ft
- Rent: £80,000 pax

46 Berners Street

- Ground: 1,474 sq ft
- Basement: 1,593 sq ft
- Total: 3,067 sq ft
- Rent: £150,000 pax

45 + 46 Berners Street

- Ground: 2,627 sq ft
- Basement: 2,703 sq ft
- Total: 5,330 sq ft
- Rent: Upon application

Londonsuper gives notice that these particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending purchasers should independently verify any details set out herewith. Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Londonsuper has any authority to make any representation or warranty whatsoever in relation to this property.

EPC has been commissioned and is available on request.



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