

metruís

9-10 MARKET PLACE

FITZROVIA

**CONTEMPORARY FULLY FITTED ALL INCLUSIVE WORKSPACE AVAILABLE IN
THE HEART OF FITZROVIA**



metru's
ALL
ENQUIRIES
020 7079 3976

metru's

10

SOMEWHERE TO EAT

Sits within one of London's most vibrant sub-markets, there is an abundance of restaurants, cafés, hotels and bars as well as the numerous retail units on Oxford Street



SOMEWHERE TO WALK AND RELAX

Situated nearby you have Fitzroy Square and Cavendish Square with natural beauty to relax, sit and reflect



SOMEWHERE TO TRAVEL

Oxford Circus, Elizabeth Line & Tottenham Court Road stations offer excellent connection to all of London within walking distance



SOMEWHERE TO DO SOMETHING DIFFERENT

Minutes' walk from the world famous Carnaby Street & Oxford Street offering excellent dining, shopping, and entertainment



DRINKS

The Oxford Market
All Bar One
The Finery
Adam and Eve
The Argyll Arms
Brew Dog Soho

BEAUTY & WELLBEING

ROWBOTS Fitzrovia
Performance Pro Fitness
The Gym Group London
Ted's Grooming Room
Beauty Club London

MEDICAL

London Laviston Clinic
The Medical Clinic
PS Dental Care Soho
Cubitts Soho

CULTURE

Carnaby Street
Liberty London
Chinatown
West End Theatre

SHOPPING

Nike Town
Urban Outfitters
REISS
Uniqlo
Zara
Ikea (coming soon)

HOTELS

Astor Court Hotel
The London Edition
The Sanderson Hotel
Courthouse Hotel
The Langham

COFFEE

Ole & Steen
Pret A Manager
Costa
Kiss The Hippo

FOOD

Faros
Honest Burger
Wahaca
Yalla Yalla
Vapiano
Burger & Lobster
Ping Pong
Wagamama
The Salad Project
Farmer J

ACCOMMODATION

Located in Fitzrovia, one of the West End's most exciting and dynamic villages. There is a host of first class local amenities with some of London's best restaurants cafes, hotels and bars. Fitzrovia is home to some of the boldest, brightest and most interesting names in global business, film, television and music. Oxford Circus station is closest to Market Place, with Tottenham Court Road and Bond Street stations a short walk in either direction along Oxford Street

This attractive building falls in the heart of Fitzrovia, just off Oxford Street & Great Portland Street. The offices provide smart modern offices with great natural light from both the front and rear. It's central location provides great transport links and local amenities

TERMS

Terms on application

LEASE

A new flexible lease is available for a term by arrangement. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended.

TIMING

1st floor available October 2024
2nd & 3rd floors available June 2024

EPC

EPC available upon request

CONNECTIVITY

Oxford Circus - 0.1mi
Tottenham Court Road - 0.4mi
Bond Street - 0.5mi
Goodge Street - 0.5mi
Piccadilly Circus - 0.6mi
London Charing Cross Commuter Rail - 1.5mi
London Euston Commuter Rail - 2.4mi

FEATURES

- Fully fitted contemporary space
- Excellent natural light
- Perimeter trunking
- Good floor to ceiling height
- Centrally heated
- Passenger lift
- Flexible terms
- Superb connectivity

ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)
3rd	765	71
2nd	791	73
1st	774	72
Total	2,330	217

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority



CONTACT

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