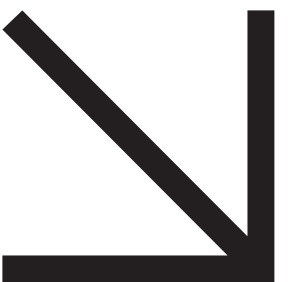




37–40 Berners Street

FITZROVIA, W1

A landmark Fitzrovia corner under major refurbishment, with ground floor and basement restaurant spaces available on new leases from January 2027.





Formerly home to Black & Blue and latterly Greyhound Café, 37–40 Berners Street sits on a prominent corner at the junction of Berners Street and Mortimer Street, at the northern end of Fitzrovia. The scheme is designed by Garnett – a new glazed-brick facade, double glazing, and an enhanced Mortimer Street terrace – with practical completion due January 2027.

The ground floor and basement restaurant demise extends to 7,297 sq ft and can be let as a single unit with full extract, or split into Unit A (2,939 sq ft, no extract) and Unit B (4,289 sq ft, full extract).





LOCATION

The property is walking distance from Oxford Street, Tottenham Court Road and Goodge Street stations, with the Elizabeth Line at Tottenham Court Road connecting directly across London.

Fitzrovia and East Marylebone are two of central London's most active dining and workplace neighbourhoods, with a dense mix of restaurants, members' clubs, hotels and independents across Berners Street, Charlotte Street and Newman Street.



DESCRIPTION

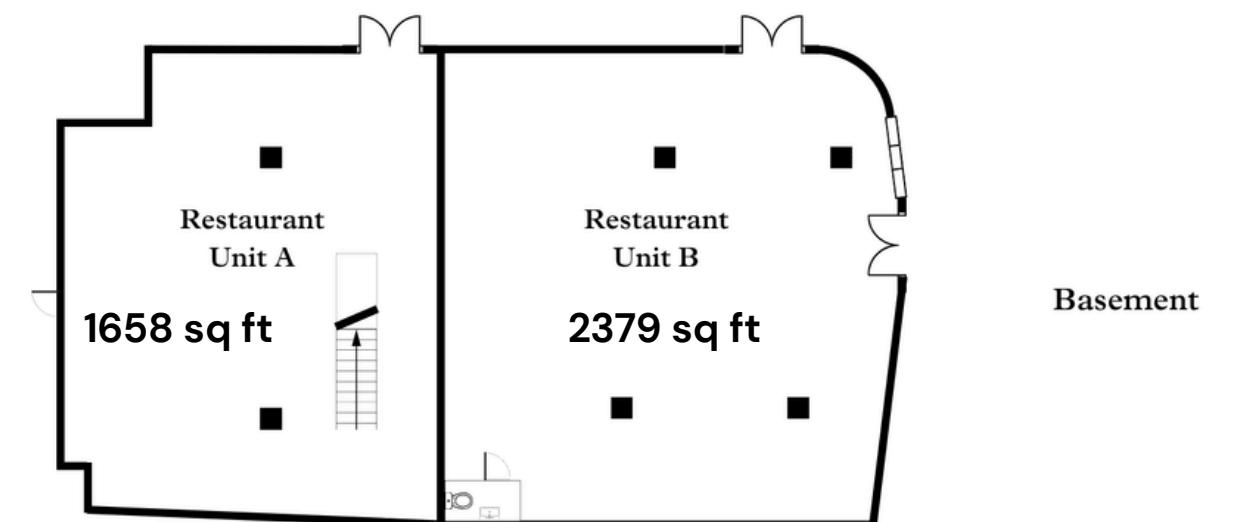
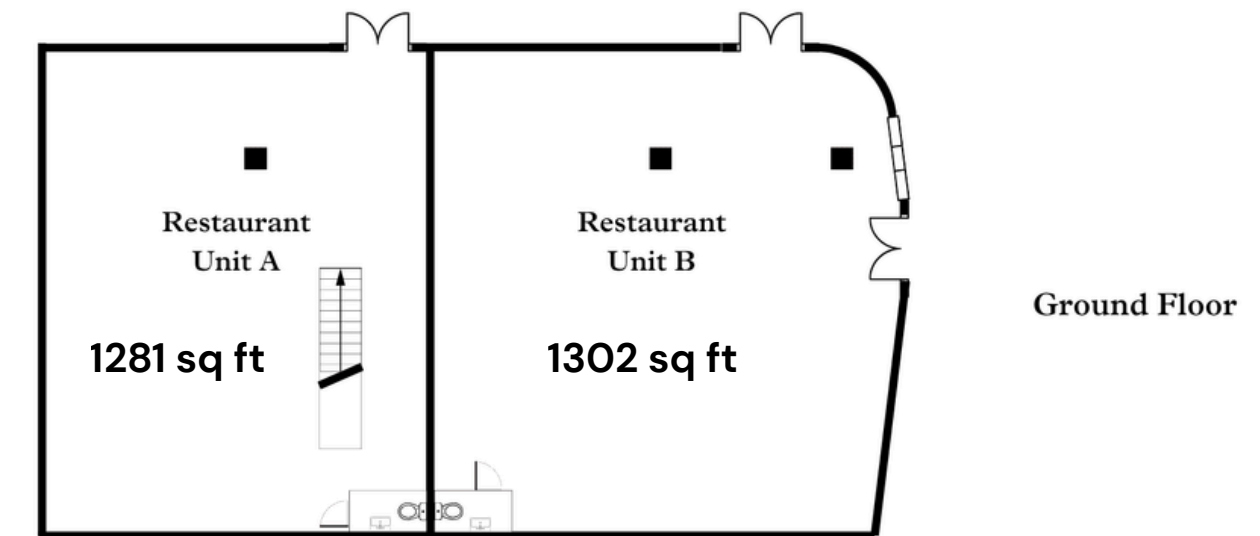
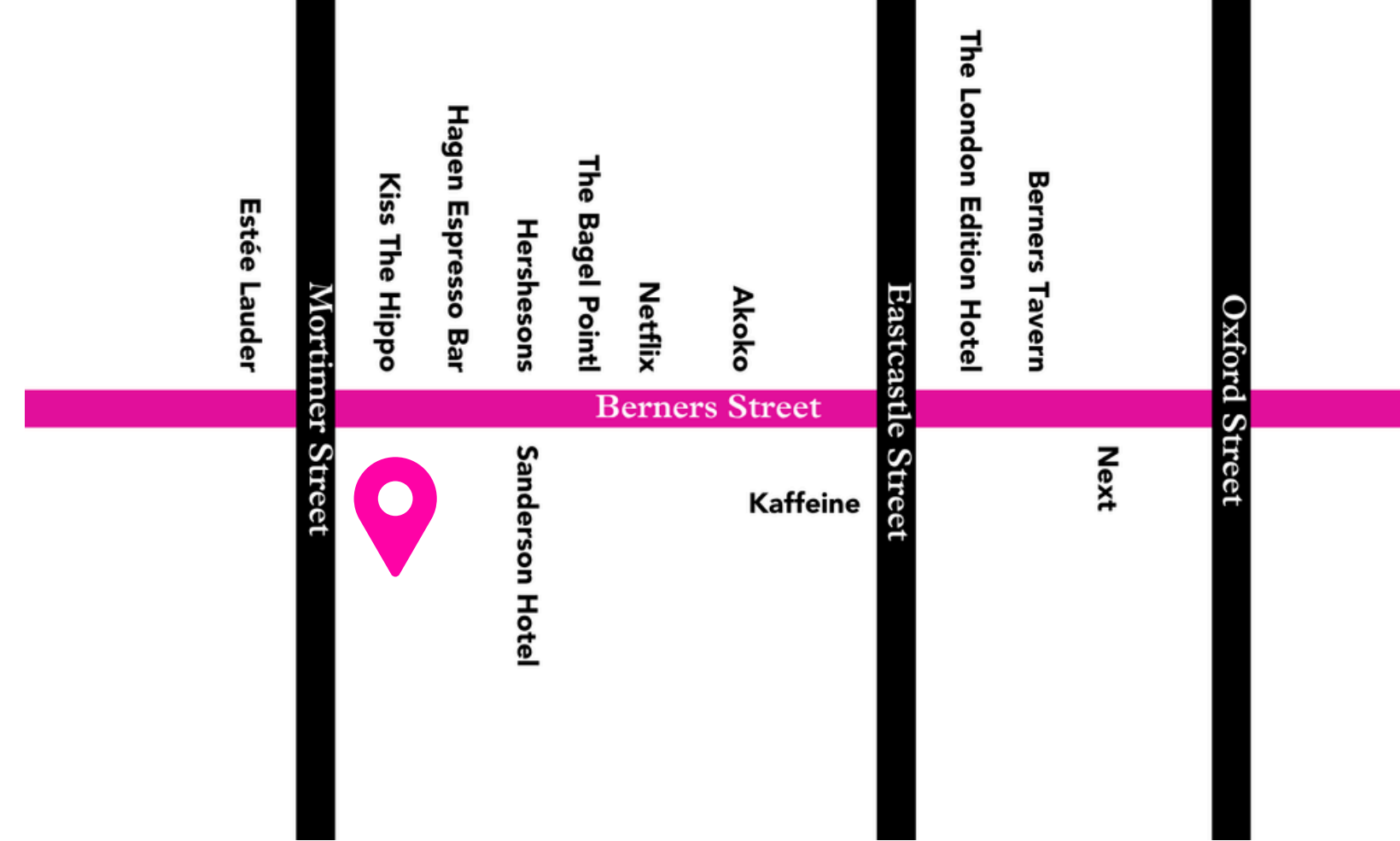
The ground floor and basement restaurant demise extends over 7,297 sq ft with generous ceiling heights of c.3.75m at ground and c.3m at basement. The completed scheme will deliver a new glazed-brick facade, double glazing, a street-front extension eliminating the current undercroft, and an enhanced Mortimer Street terrace with concealed awnings.

Available as a single unit with full extract, or split into two – Unit A (no extract) and Unit B (with full extract). Practical completion due January 2027.



INFORMATION

- ↘ Fitzrovia corner location
- ↘ c.3.75m ceiling heights
- ↘ Full extract provision
- ↘ Ground + basement demise
- ↘ Completion January 2027
- ↘ Combined or split options





AVAILABILITY

Floor Areas

Combined: 7,297 sq ft
Unit A: 2,939 sq ft
Unit B: 4,289 sq ft

Quoting Rent

On application

Business Rates

TBC

Service Charge

TBC

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.

 LONDONSUPER

GET IN TOUCH

EMAIL HI@LONDONSUPER.COM
INSTAGRAM [@_LDNSPR](https://www.instagram.com/_LDNSPR)
WEBSITE WWW.LONDONSUPER.COM

