



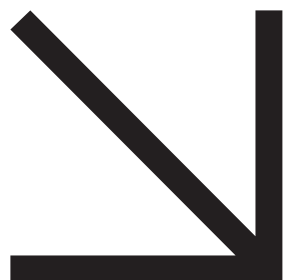
 LONDONSUPER



46 Berners Street

LONDON W1 – FITZROVIA

3,000 sq ft flexible E-Class unit
with prominent frontage.





46 Berners Street offers versatile Class E space across ground and basement levels. 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.



LOCATION

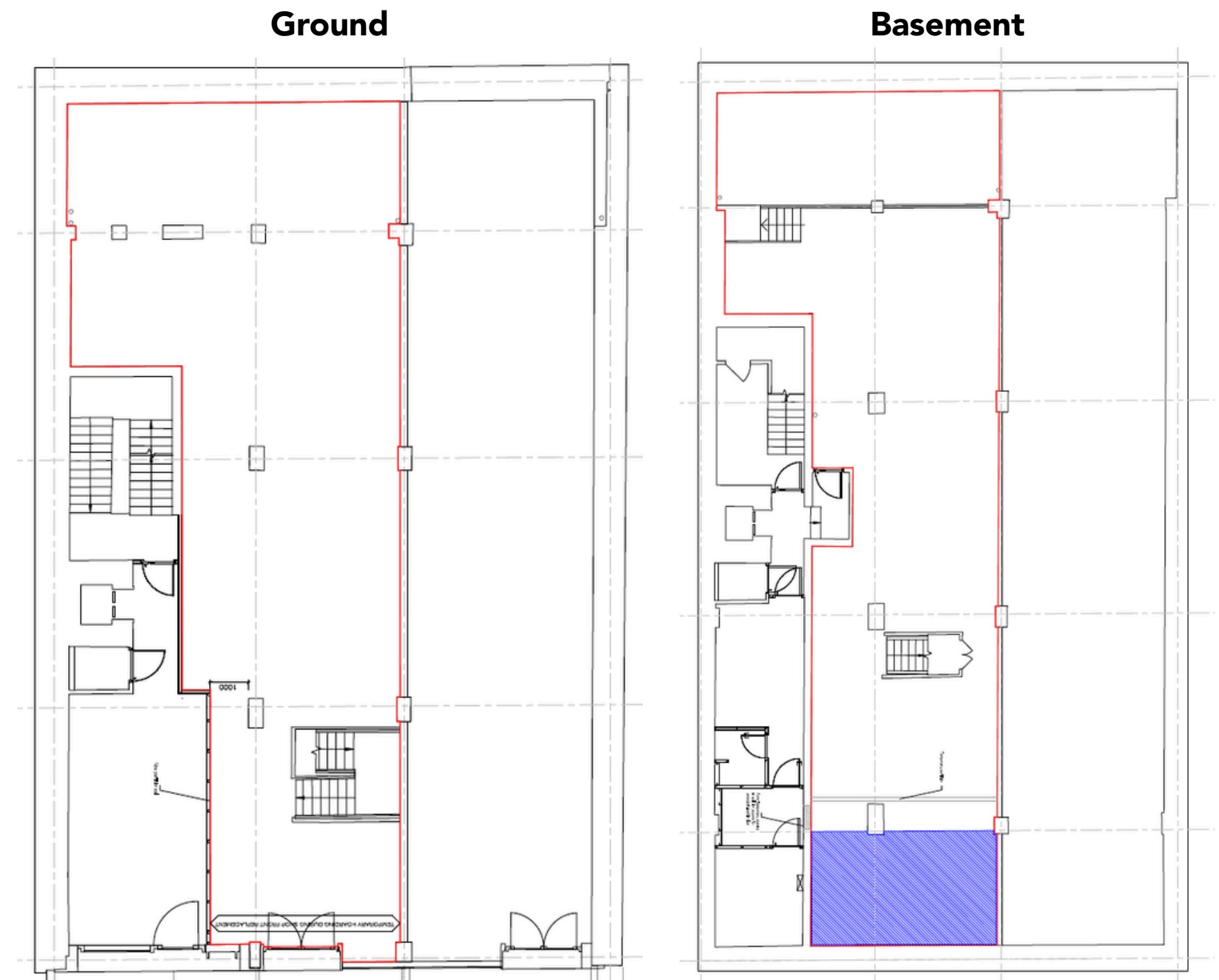
Berners Street sits at the centre of Fitzrovia, north of Oxford Street and moments from Soho and Bloomsbury. The area blends historic character with a vibrant mix of dining, retail, and creative businesses.

Nearby occupiers include Kiss the Hippo, Hagen Espresso Bar, Hershesons, Bagel Point, and Akoka, while Netflix, Estee Lauder, and Facebook all have headquarters within walking distance. Oxford Circus, Tottenham Court Road, and Goad 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

46 Berners Street

- Ground: 1,474 sq ft
- Basement: 1,593 sq ft
- Total: 3,067 sq ft

Rent

£135k pax

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.

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