

4 Candover Street London W1



An excellent opportunity to secure
a ready-to-move-into showroom or workplace

INTRODUCTION

Conveniently positioned just off Foley Street, close to the junction with Great Titchfield Street, in the heart of Fitzrovia.

This stylish newly refurbished space, featuring new lighting and upgraded heating, is ideal for a small business. A ceiling height of 3.2m on the ground floor creates a bright contemporary space.

Nearby occupiers in this vibrant neighbourhood include the BBC, Estée Lauder and Arup with an abundance of restaurants close by including Kin, Foley's, The Attendant, Riding House Café and Sergios.

A lifestyle café is planned for the adjacent unit.

ACCOMMODATION

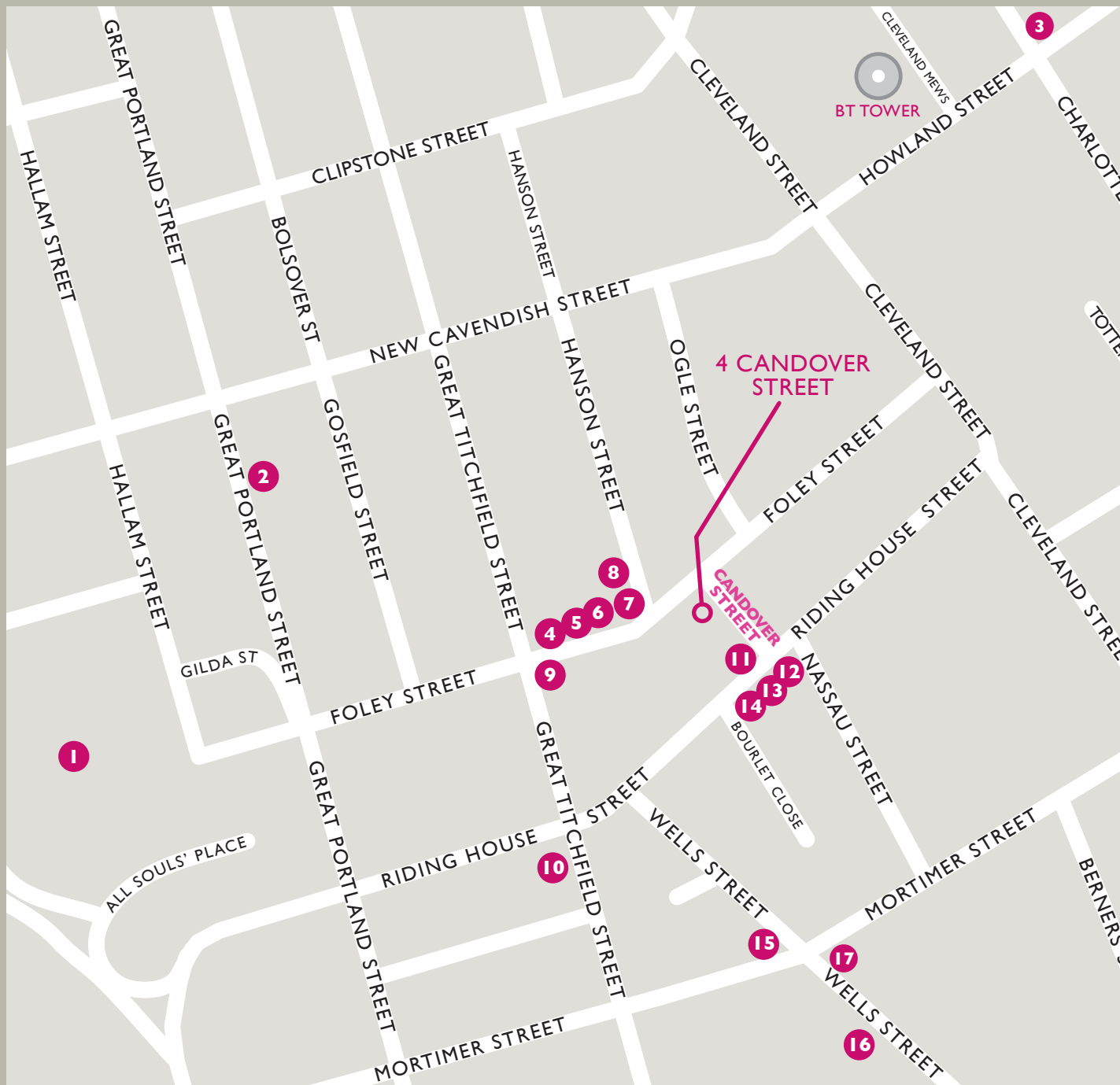
Ground Floor

174 sq ft

Lower Ground

158 sq ft

Total Size NIA	332 sq ft
Rent	£38,000 pax
Insurance 2025/2026	£691 pa
Estimated Rates Payable 2025/2026	£5,863 pa



LOCAL OCCUPIERS

- | | |
|------------------------------------|-------------------------------------|
| 1 BBC
Broadcasting House | 10 Riding House Café |
| 2 Sushi Atelier | 11 The King's Canary |
| 3 Arup | 12 Josh Lilley Art Gallery |
| 4 The Attendant | 13 The High Llama Deli |
| 5 Broken Eggs | 14 The Green Man |
| 6 Foley's | 15 Estée Lauder |
| 7 Kin | 16 ROVI |
| 8 Alex Coffee | 17 Mortimer
House Kitchen |
| 9 Sergios | |



Richard Wassell at twentyretail
07971 556041
richard.wassell@twentyretail.com