



# Boston House

36-38 Fitzroy Square Fitzrovia, London W1

FREEHOLD FOR SALE

21,754 sq ft NIA

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## Location:

The subject property is located in the centre of the south side of Fitzroy Square which is one of London's finest garden squares.

Fitzroy Square is pedestrianised on three sides with most of the terraced buildings around it enjoying Grade I or Grade II listed status. The property is located south of Euston Road in the heart of Noho/Fitzrovia's creative, media, and technology industries.

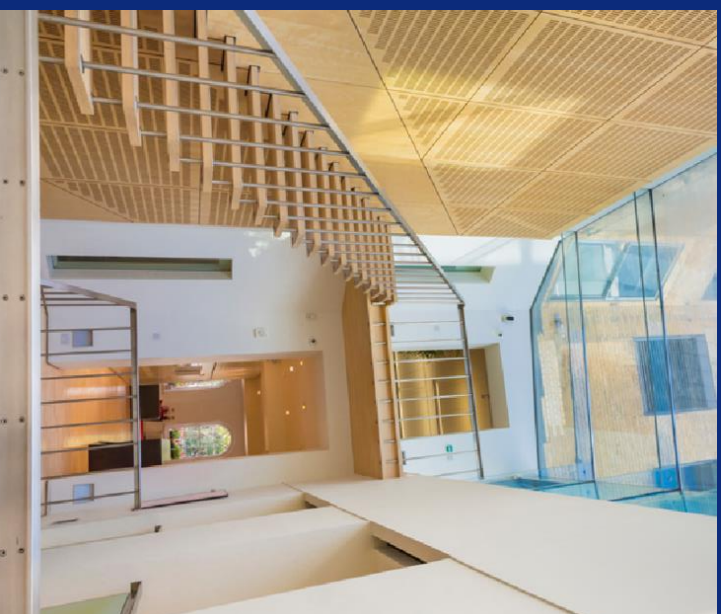
In addition, Fitzroy Square is located near Charlotte Street has a wide variety of restaurants, bars and eateries including Roka, and Masterchef judge Monica Galetti's flagship restaurant Mere.

**Misrepresentation Act 1967.** These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

## The Property:

Boston House is part of a symmetrical terrace of eight houses on the south side of Fitzroy Square. It was built in the late 1700 by celebrated architects Robert and James Adam and was rebuilt in 1946-1948 as a result of bombing damage during the Second World War.

Fitzroy Square itself was a speculative development by the 1<sup>st</sup> Baron Southampton in order to provide London homes for aristocratic families and was built in four stages. The subject property as well as all the other properties on the terrace are fronted in Portland Stone which was brought in by sea and up the Thames from Dorset.



## Fitzroy Square:

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Today Fitzroy Square has a diverse range of residential, commercial, and institutional occupiers including the Embassy of Mozambique, and the home of film director Guy Ritchie.

## Accommodation:

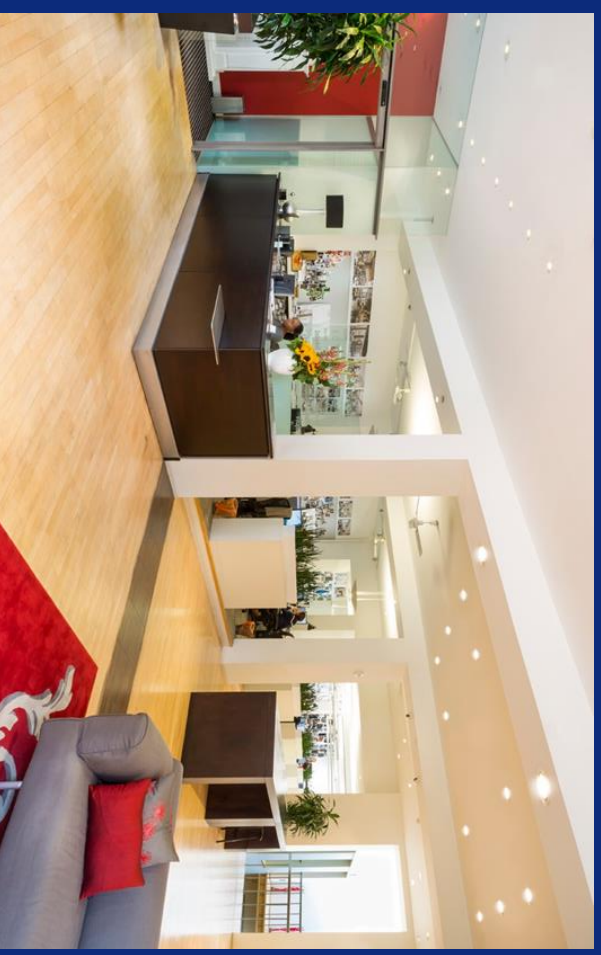
Floor	IPMS (SQ M)	IPMS (SQ FT)	NIA (SQ M)	NIA (SQ FT)	Floor to Ceiling Height
THIRD	352.0	3,789	349.5	3,762	2.2 – 2.68m
SECOND	352.2	3,791	347.4	3,739	2.71m
FIRST	433.5	4,666	363.7	3,915	3.85m
GROUND	494.0	5,317	479.0	5,156	3.59m
LOWER GROUND	499.8	5,380	481.4	5,182	2.53m
<b>TOTAL</b>	<b>2,135.5</b>	<b>22,943</b>	<b>2021.0</b>	<b>21,754</b>	



## Refurbishments:

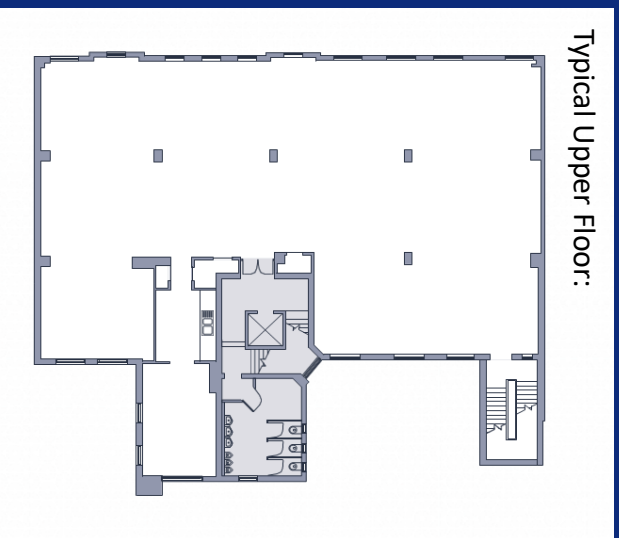
- Total refurbishment of all office areas and cores
- Installation of a feature stair linking lower ground, ground and first floors
- Roofing over a central lightwell to form new space
- Replacement of all windows to rear elevations
- Installation of a glazed fire escape stair
- Replacement of all roof lights
- New boiler plant
- New ventilation and cooling to lower ground floor and WCs
- A c.450 sq ft external roof terrace created

The property provides modern open plan floors behind the period façade. There is a single six person passenger lift serving all floors.

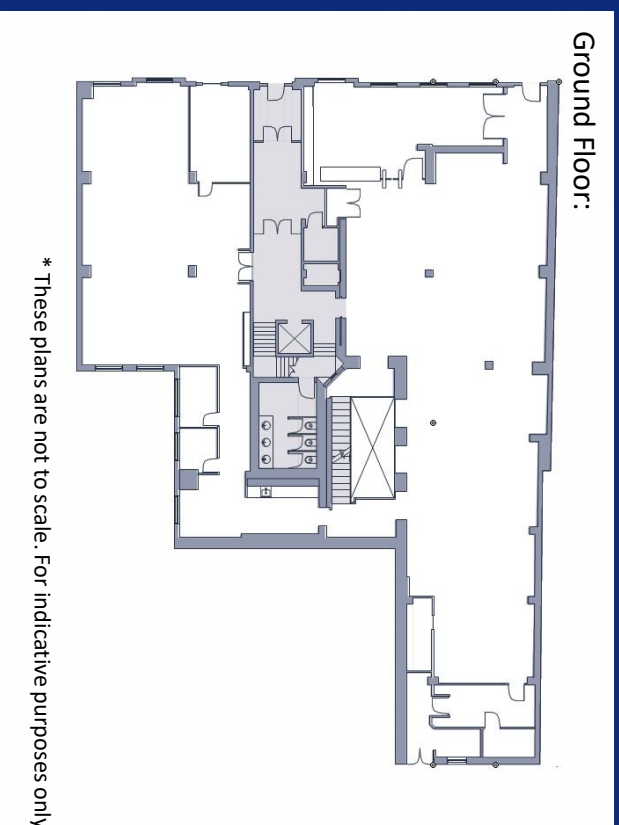


## Building Plans:

Typical Upper Floor:



Ground Floor:



## Consideration:

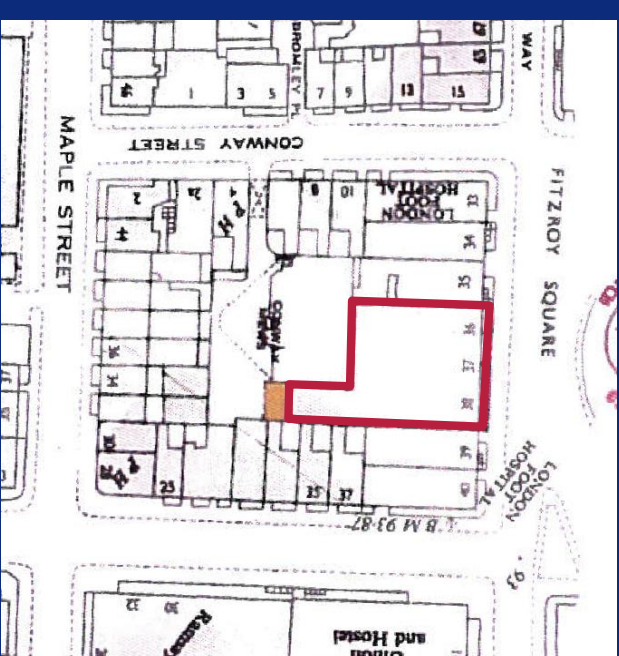
We are instructed to seek offers in excess of £30,000,000

This represents a capital value of £1,307 per square foot.

## Tenure:

The property is offered with vacant possession, it is held freehold under title number NGL303293 and is shown edged in red in the plan.

The land has the benefit of a right of escape in the event of emergencies over the land shaded yellow.



For further information or to arrange a viewing

please contact:

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