

MARKETING REPORT

FOR PLANNING PURPOSES

52 Tottenham Court Road London W1T 2EH

August 2022



INDEX:

- 1) Robert Irving Burns
- 2) Marketing Campaign & Action
- 3) Marketing Particulars
- 4) Rightmove
- 5) Zoopla
- 6) Letting Board
- 7) Viewings Undertaken & Feedback

1) Robert Irving Burns

Robert Irving Burns was formed in 1962 and has developed and maintained an enviable reputation as Central London's premier commercial and residential property company.

The ethos of the business is the same today as it was when it started. The fundamental emphasis is giving our clients a service they can rely upon. A service that is personal as their individual property needs and a service that is structured, professional, and responsive.

Each member of the team in our commercial, residential, management and professional services departments has specific responsibilities and experience, meaning that when our clients come to us, we can guarantee them expert level knowledge of the markets they work in, as well as support of a director or senior staff member.

Our commitment is to our clients to developing long-term, trusted relationships that both stand the test of time and, most importantly, give them the resources they need, both from a business standpoint and strategically, to make informed decisions across all aspects of commercial and residential property.

We are located minutes from Oxford Circus and whilst we typically operate within the West End, City Fringe, Camden/Kentish Town our reach extends to Cardiff in the West and Glasgow to the North of the Country.

Our multi-disciplined team of agents and surveyors offer a detailed knowledge of sales, rental, and investment markets as well as an understanding of current and future market trends.

In respect of commercial property, we undertake disposals and acquisitions, valuations, rent reviews, lease renewals and re-gearing, dilapidation negotiation, investment transactions and estate management. On the residential side, we specialise in sales and lettings, new homes, leasehold enfranchisement, management, and investments.

Our management department covers the length and breadth of the country, encompassing all property classes, which enables us to collaborate with our agency, investment, and professional services teams to ensure we are servicing these clients to the level with which they have become accustomed to.

We represent investors, developers, occupiers and owner occupiers and our primary focus is to ensure our property expertise continues to have a positive effect on the balance sheet and business directions of our clients.

Our insight and expedience allow our clients to make the most informed business and property decisions.

2) Marketing Campaign & Action

Robert Irving Burns have been marketing the offices at 52 Tottenham Court Road since 16/09/2020 on the basis of securing a tenant.

As part of our marketing initiatives, we produced in house letting details and have displayed the property on our highly optimised website – www.rib.co.uk

The listing can be found at:

<https://rib.co.uk/search-commercial-properties-in-london/?id=48779>

There is also a To Let board on the 1st floor exterior which was erected in October 2020.

In addition, the property is published Zoopla, Rightmove, (see screen shot) which complement the listing on our website.

During this time, we have conducted a total of 12 viewings with no follow up visits booked. We presently have no firm interest and no offers have been received during the marketing period.

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Naturally since COVID 19 there has been great change in the demand for office space, particularly for office space which is cellular and over multiple floors.



Beyond the pandemic we have seen a flight to quality where presentable (potentially furnished) office space offering lift access, AC, breakout space, fitted kitchen, smart WCs, showers and bike storage has become the “norm” when businesses are acquiring new premises. This is, in part, an active encouragement to bring their staff back but also because public mood toward personal welfare has become a top priority.

The demand smaller office units such as those at 52 Tottenham Court Road is virtually non-existent in the current climate.

3) Marketing Particulars

Our marketing details are below:

RIB
Robert Irving Burns
To Let

52 Tottenham Court Road
Tottenham Court, London, W1T 2EH

1,510 sq ft
£75,500 per annum

Request
Enquiry

cross 1st, 2nd and 3rd floors to be taken individually or as a separate meeting room, kitchenette and rear or comprises of an open plan office space, perfectly fit, while the third floor is slightly more formal with a also a fitted kitchenette. There is a phone entry system

tottenham Court Road, close to Marks & Spencer and own operators in the immediate vicinity include Itsu, EAT, Jarrett, Pret a Manger, Oliver Bonas and Cards Galore. with Goodge Street and Tottenham Court Road (m Line) within a few minutes' walk. Numerous bus routes

Cellular Office Space Available
Just A Moments' Walk From
Goodge Street Tube Station.

- Rear External Terrace
- Excellent Natural Light
- Wood Flooring
- Air Conditioning (not tested)
- Separate Meeting Rooms

347 to 1,510 sq ft
(32.24 to 140.28 sq m)

020 7637 0821



rib.co.uk

Sq m	Availability
64.9k	Available
32.24	Available
34.75	Available
Total	1,420
	131.93

Specification
Rear External Terrace
Separate Meeting Rooms
Excellent Natural Light
Wood Flooring
Air Conditioning (Not Tested)
Buzzer Entryphone

Viewings
Strictly through Robert Irving Burns

Terms
A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

Viewing & Further Information

Ben Kushner
020 7927 0637 | 07584 324 994
ben.k@rib.co.uk

Jim Clarke
0207 9370631 | 07889 456 957
jim@rib.co.uk

Henry Bacon
020 7927 0646 | 07780 472 942
henry@rib.co.uk

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These particulars are intended only to give a fair description of the property and do not constitute an offer of any particular property. These particulars and all other information are subject to the standard disclaimer on our website. Contacted on 11/07/2022

4) Rightmove

rightmove

Buy

Rent

House Prices

Find Agent

Commercial

Inspire

Overseas

Sign in

See similar properties →



52 Tottenham Court Road, Tottenham Court, London, W1T 2EH

See map

From

£1,446 pcm £17,350 pa

£50.00 per sq. ft.

Business rates & charges may apply

SIZE AVAILABLE

347-1,510 sq. ft.

(32-140 sq. m.)

SECTOR

Office to lease



MARKETED BY

Robert Irving Burns,
Robert Irving Burns

19 Margaret Street London
W1W 8RR

More properties from Robert Irving
Burns, Robert Irving Burns



Call: 020 8012 5195

Request details

Lease details

5) Zoopla

ZOOPLA

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Robert Irving Burns



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020 8128 0467

Email agent

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Save

From

£17,350 pa

(£50.00/sq. ft. pa)

Office to let

6) Letting Board



7) Viewings Undertaken & Feedback

	Tenant / Sector	Source of Enquiry	Date of Requirement	Result/Feedback
1	Endri Hoxha (Beauty Salon)	Rightmove	28th Jun 2022	Discounted due to of the condition of the space. Areas of damp highlighted to the landlord.
2	Igor Tyurdo (Aesthetics Clinic)	E-mail	14th Jun 2022	Discounted due to of the condition of the space. Areas of damp highlighted to the landlord.
3	Preston Tse (Retailer)	Rightmove	25th May 2022	Over too many floors for what was required.
4	Vanessa Darling (Creative & Media)	Rightmove	25th May 2022	Concerns raised over the condition of the space. Landlord notified.
5	Millie Zhou (Private Office)	Zoopla	14th Jan 2022	Found alternative premises. Ideally wanted to be closer to Soho.
6	Mariane Ferreira (Private Satellite Office)	Rightmove	29th Nov 2021	Discounted due to of the condition of the space. Areas of damp highlighted to the landlord.
7	John Greswell (Events Company)	Website	5th Nov 2021	Found alternative premises. Ideally wanted to be closer to Marylebone.
8	Angela Ning (Beauty Salon)	Zoopla	11th Oct 2021	Decided to pursue a ground floor process.
9	Anita Koimur (Private Office)	Rightmove	1st Jul 2021	They require a more plug and play style office. Not prepared to carry out works.
10	Chris Wilson (Private Office)	Direct	7th Jun 2021	Over too many floors for what was required.
11	Terence Rodia (Therapy)	Zoopla	3rd Dec 2020	Concerns over the level of work required to bring the space up to spec.
12	Goodge Law (Mr Rajesh Kalia) - Law Practice	Telephone	16th Oct 2020	Needs to be closer to Oxford Circus. Pursuing alternative premises.