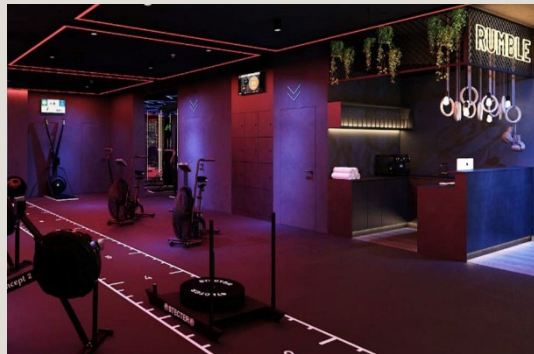


We Are Fitzrovia

The Spring Edition

Welcoming our new neighbours



Rumble
101-105 New Cavendish St
Fitzrovia W1

Fitness

Circuit Training is here to help strengthen your body, nurture your mind, train your willpower, and help you recover so you can keep on reaching further.



Pipeline
34/35 Eastcastle Street
Fitzrovia W1

Gallery

A contemporary art gallery with an exhibition program focused on narrative and potential within emerging artist's work.



Pretty Little Thing
29/31 Great Portland Street
Fitzrovia W1

Fashion

Pretty Little Thing has signed onto a new showroom and office space located in the heart of Oxford Circus.



Lucy Wong
33-34 Rathbone Place
Fitzrovia W1

Bar

Lucy Wong brings timeless glamour to Fitzrovia, with signature and classic cocktails and Cantonese inspired small dishes of dim sum and roasts.

Arrivals

A selection of recent office moves within our community.



2 Fitzroy Place
Fitzrovia W1

Size
12,878 Sq ft
Rent
£79-97 (psf)
Tenant
Delancey Group Plc
Landlord
Aviva Investors



45-49 Mortimer Street
Fitzrovia W1

Size
10,980 Sq ft
Rent
£87.50 (psf)
Tenant
Synova LLP
Landlord
GPE



101 New Cavendish Street
Fitzrovia W1

Size
8, 718 Sq ft
Rent
£75.00 (psf)
Tenant
Harris and Trotter LLP
Landlord
Welput



90 Whitfield Street
Fitzrovia W1

Size
18, 850 Sq ft
Rent
£72.50 (psf)
Tenant
Michael Kors
Landlord
Derwent London

Insights

Commercial

The start of the year has proven to be our most productive in recent times with demand for amenity rich and aspirational work spaces remaining high.

Given these spaces remain in low supply, rental levels continue to grow beyond that of the pre pandemic era with reduced tenants' incentive packages.

Alternatively subpar accommodating continues to be difficult to rent regardless of reduced quoting rents.

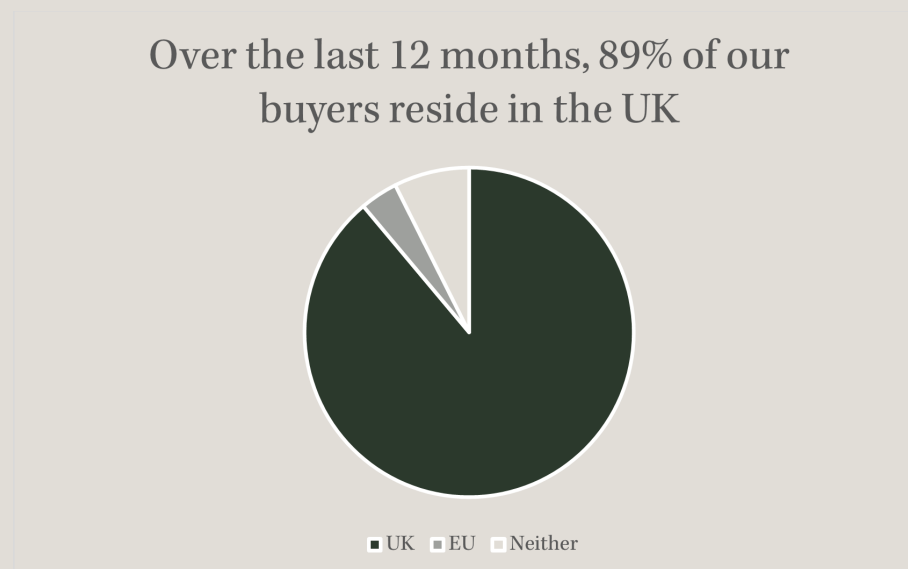
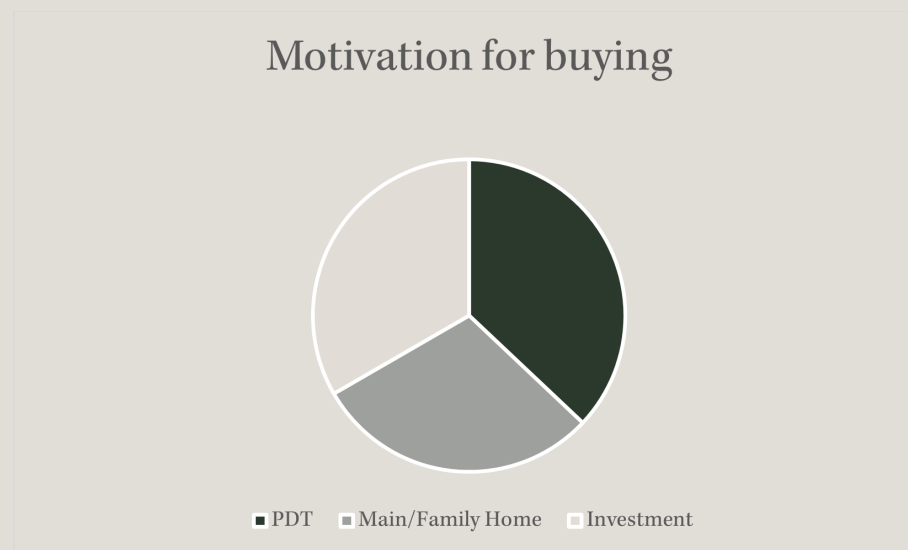
Residential Sales

The Fitzrovia residential property market has new energy as spring approaches. The number of buyers looking to purchase a home in our dynamic neighbourhood is on the rise, with many of them seeking a London based home as they spend more time back in the office.

Buyers who previously left the city for greener pastures are returning to the hustle and bustle of one of the world's most vibrant cities. One of the key attractions of Fitzrovia for our buyers is its diverse community, which offers a rich array of restaurants, bars, and cultural offerings. In addition, the neighbourhood's central location makes it an ideal hub for anyone looking to live in the heart of London. Another factor, contributing to the growth of the Fitzrovia residential property market, is the stability of the market itself. Buyers feel more confident about making a purchase as the market has levelled off and interest rates appear to be more stable.

This, in turn, has encouraged more sellers to consider listing their homes, further fuelling activity in the market.

Fitzrovia, with its central location, vibrant culture, and stable market conditions make it an attractive option for buyers, and we are hopeful that the springtime influx of new energy is sure to continue.



Residential Lettings

The Lettings market remains strong and we are seeing an increase in professionals moving into Fitzrovia and the surrounding neighbourhoods for work. This is very positive news and follows the trend of more companies relocating to Fitzrovia with people choosing to come back to the office. Although the number of available properties to rent has increased, demand still outweighs supply. This will continue throughout 2023 and we will continue to see the rental prices rise, albeit at slower rate than in previous 12 months.

+21.45%

The average increase year on year in achieved rents for the last 3 months.

75%

Properties that have received multiple offers.

Invest-IN

Several noteworthy transactions took place in this period including...

117 - 123 Great Portland Street Fitzrovia W1

Size
14,700sqft
Type of building
Office and Retail
Sale Price
£19,150,000
Sale Price (PSF)
£1,302.72



4 Charlotte Street Fitzrovia W1

Size
2,469sqft
Type of building
Derelict residential house
Sale Price
£1,500,000
Sale Price (PSF)
£967.00



27 Charlotte Street Fitzrovia W1

Size
6,627sqft
Type of building
3 Star Office
Sale Price
£16,980,000
Sale Price (PSF)
£2,561.49



LDG Happenings



Our ever-multiplying family continues to grow with Glen Maher joining the commercial office team in his role as Senior Tenant Representative. This additional

service will provide our clients with an even more complete and fully encompassing real estate offering.

For our clients who have been unable to find their perfect work space within our existing listings and require a more tailored search service, please contact glen@ldg.co.uk or 07875 428 311.

Scene

Why is Fitzrovia a growing creative art hub?

Fitzrovia has a history for being one of the best places in London to appreciate visual arts. Tucked away from the hustle and bustle of Oxford and Regent Street, the area has become a creative hub with at one point, having over 50 galleries to choose from at its peak.

Want to know more? - [Check out our blog!](#)

2,803,638 HAVE VISITED Fitzrovia so far this year.

With THE most prominent agency location, LDG is seen by many people every day.

OUR TRIBE



OFFICE AGENCY



RESIDENTIAL LETTINGS



INVESTMENTS



PROPERTY
MANAGEMENT



SERVICED
APARTMENTS



RESIDENTIAL
SALES