12 FITZROY MEWS

LONDON, W1

SELF-CONTAINED MEWS BUILDING IN THE HEART OF FITZROVIA

SUITABLE FOR BUSINESS CLASS E (RETAIL, OFFICES, MEDICAL, CLINICAL, ETC.)

1,855 SQ. FT. (172.33 SQ. M.)

ROBERT IRVING BURNS







DESCRIPTION

12 Fitzroy Mews offers a characterful, self-contained office building arranged over ground, first and second floors, providing a distinctive headquarters opportunity within an attractive and private mews setting.

Formerly occupied by a printing business associated with several well-known UK newspapers, the building underwent a comprehensive, high-quality refurbishment in 2020, carefully retaining its industrial heritage while delivering an excellent standard of modern office accommodation. Exposed brickwork, generous natural light and a high-quality internal specification combine to create an appealing and characterful working environment.

The accommodation benefits from Cat 6 cabling, comfort cooling (not tested), two WCs and a kitchenette on the second floor. The building is particularly well suited to creative, media and technology occupiers and can be offered part-furnished, subject to an incoming occupier's requirements.

Please note: The marketing photographs illustrate the premises following the 2020 refurbishment. The building is currently configured as a post-production studio, with the accommodation subdivided into a number of individual rooms. However, the premises can be reinstated and delivered in the open-plan configuration illustrated in the photographs, subject to agreement.

AMENITIES

- Self-contained office building
- Ground, first and second floor accommodation
- Characterful mews setting
- Refurbished in 2020
- Exposed brickwork and original industrial features
- Excellent natural light
- Comfort cooling (not tested)
- Cat 6 cabling
- Kitchenette on second floor
- Two WCs
- High-quality internal specification
- Part-furnished option available
- Flexible layout with potential for open-plan accommodation
- Ideal for creative, media and technology occupiers

Floor	GF, MEZZANINE & 1ST FLOOR
Total Size (sq.ft.)	1,855
Quoting Rent (p.a.) excl.	£100,000
Service Charge	Nil Service Charge
Estimated Rates Payable (p.a.)	£31,488
Estimated Occupancy Cost excl. (p.a.)	**£134,560**





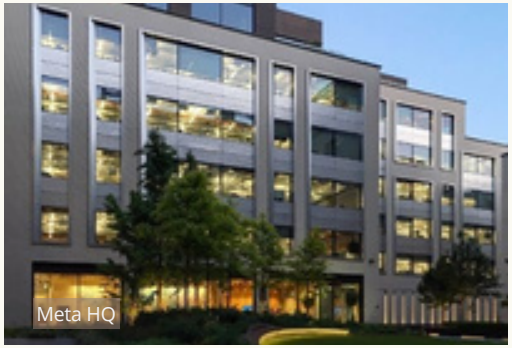






Please note: photographs were taken following the previous refurbishment and may not reflect the property's current condition.


Lantana Café


Meta HQ


Roka


London Edition Hotel

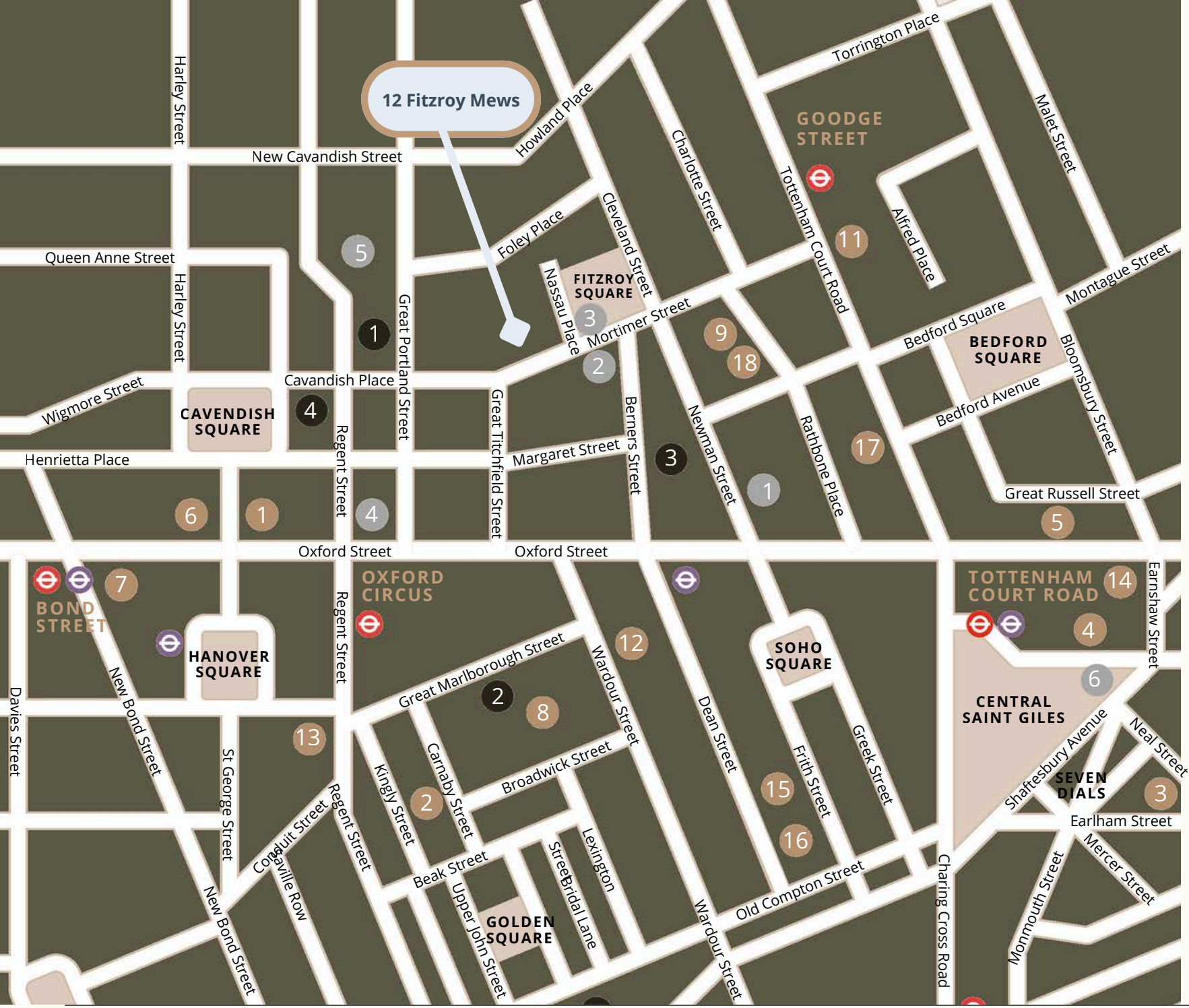

Netflix


BT Tower

LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

This property is located on the East side of Fitzroy Mews, a cul-de-sac which runs off Cleveland Street to the rear of Fitzroy Square and is in the heart of Fitzrovia. The location is well connected with Warren Street (Northern and Victoria Lines) and Great Portland Street (Metropolitan, Circle and Hammersmith & City Lines) Underground Stations within a short walking distance.



LOCAL AMENITIES

1. Market Halls
2. Kingly Court
3. Kerb
4. Centrepoint
5. Shake Shack
6. John Lewis
7. Next
8. Franco Manca
9. Roka
11. West Elm
12. The London Gin Club
13. Pollen Street Social
14. Arcade Food Theatre
15. Soho Theatre
16. Barrafina
17. Hakkasan
18. Charlotte Street Hotel

LIFESTYLE

1. Psycle
2. Soul Cycle
3. Digme
4. Barrecore

KEY OCCUPIERS

1. Facebook
2. Estée Lauder
3. Netflix
4. Nike
5. BBC
6. Google

FURTHER INFORMATION

LEASE
A new Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
37B

VAT
The building is elected for VAT.

FLOOR PLANS
Scaled floor plans available uppon request.

CONTACT US

Henry Bacon
07780 472 942
Henry@rib.co.uk

Jim Clarke
0788 945 6957
Jim@rib.co.uk

Matthew Mullan
07741 909 806
Matthewm@rib.co.uk

Thomas D'arcy
07909 259 004
Thomas@rib.co.uk

ROBERT IRVING BURNS

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.