Coming Available in March 2027

7 Berners Mews

London
W1

ROBERT IRVING BURNS



7 Berners Mews

7 Berners Mews is a charming, self-contained mews-style office building, extending to approximately 2,110 sq. ft. (196 sq. m.) across lower ground, ground and first floors.

Bursting with character and heritage, the property is everything you would expect from a traditional London mews building. With its attractive period façade, original architectural features and distinctive layout, the building offers a rare opportunity to occupy an entirely self-contained office in the heart of Fitzrovia.

Internally, the accommodation benefits from an abundance of natural light, impressive ceiling heights, a feature spiral staircase, original wooden flooring and skylights, which contribute to its unique character. The property also benefits from a fully fitted kitchen, demised WCs and shower facilities.
The building would particularly appeal to creative occupiers, design-led businesses and companies seeking a more individual and characterful working environment, rather than a conventional office.

Located just off Eastcastle Street, moments from Oxford Street, the building is within a short walk of Oxford Circus and Tottenham Court Road Underground stations, offering excellent connectivity across Central London.



FINANCIALS

FLOOR	TOTAL
Total Size (sq.ft.)	2,110
Quoting Rent (p.a.) excl.	£100,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£39,600
Estimated Occupancy Cost excl. (p.a.)	**£139,600**

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

Fully fitted kitchen

Demised WCs

Shower facilities

Original wooden flooring

Feature spiral staircase

Skylights

Abundant natural light

Impressive ceiling heights

Self-contained accommodation

Period architectural features

Attractive period façade



LOCAL OCCUPIERS & AMENITIES

Offices

1. Estée Lauder
2. Meta
3. Bakkavor Group
4. Atomico ventures
5. Saatchi & Saatchi
6. Fremantle Media & Talkback Thames
7. Gardiner & Theobald
8. Dennis Publishing
9. Arup
10. Gerald Eve
11. BNP Paribas Exane
12. G-Research

Retailers

13. All Saints
14. M&S
15. Primark
16. Heal's
17. Estée Lauder
18. Urban Outfitters
19. Zara
20. UNIQLO

Restaurants

21. Gaucho
22. Hakkasan
23. Riding House Café
24. The Arber Garden
25. Berners Tavern
26. Pied à Terre
27. Roka
28. Salt Yard

Hotels

30. Sanderson
31. London Edition
32. Charlotte Street Hotel
33. Rathbone Hotel
34. The Bloomsbury
35. The Mandrake





ADDITIONAL PROPERTY FEATURES

Approx. 2,110 sq. ft. (196 sq. m.)

Characterful mews-style building

Located in the heart of Fitzrovia

Walking distance to Oxford Circus and

Tottenham Court Road Underground stations







7 Berners Mews

London W1

FOR MORE DETAILS, PLEASE CONTACT

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

Tom D'Arcy
07909 259 004
Thomas@rib.co.uk

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

Jim Clarke
07889 456 957
Jim@rib.co.uk

ROBERT IRVING BURNS

POSSESSION

Available in March 2027
Upon completion of legal formalities.

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

LEGAL COSTS

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

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.