

TO LET
REFURBISHED SELF CONTAINED OFFICE (B1) PREMISES
12 FITZROY MEWS , LONDON, W1T 6DW



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

LOCATION (GOOGLE MAPS [LINK](#))

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.

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23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821 F 020 7637 8827

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.



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DESCRIPTION

12 Fitzroy Mews comprises a three storey terrace self-contained modern office, arranged over ground to second floor, which has recently been refurbished to a high standard, benefiting from outstanding natural light throughout. The property is ideal for companies in the TMT sector who will most certainly enjoy the character the building has to offer.

LEASE

A new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	1,855
Quoting Rent (p.a.) excl.	£110,000
Estimated Rates Payable (p.a.)	£30,996
Insurance	£2,038
Estimated Occupancy Cost (p. a.)	£143,034

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

AMENITIES

- Trendy Modern Self-Contained Property
- Fully Refurbished
- Exposed Brickwork
- Cat 6 Cabling
- Spot Lights
- Herringbone Timber Flooring
- Plug Sockets
- Comfort Cooling
- Quirky Staircase
- 1 x Shower
- 2 x Toilets (Male & Female)

VIEWINGS:

Strictly through Robert Irving Burns.

Henry Bacon

Tel: 020 7927 0646

Email: henry@rib.co.uk

Elliot Simmons

Tel: 020 7927 6339

Email: elliott@rib.co.uk