

# 20-22 MORTIMER STREET

LONDON W1

## PRELIMINARY DETAILS

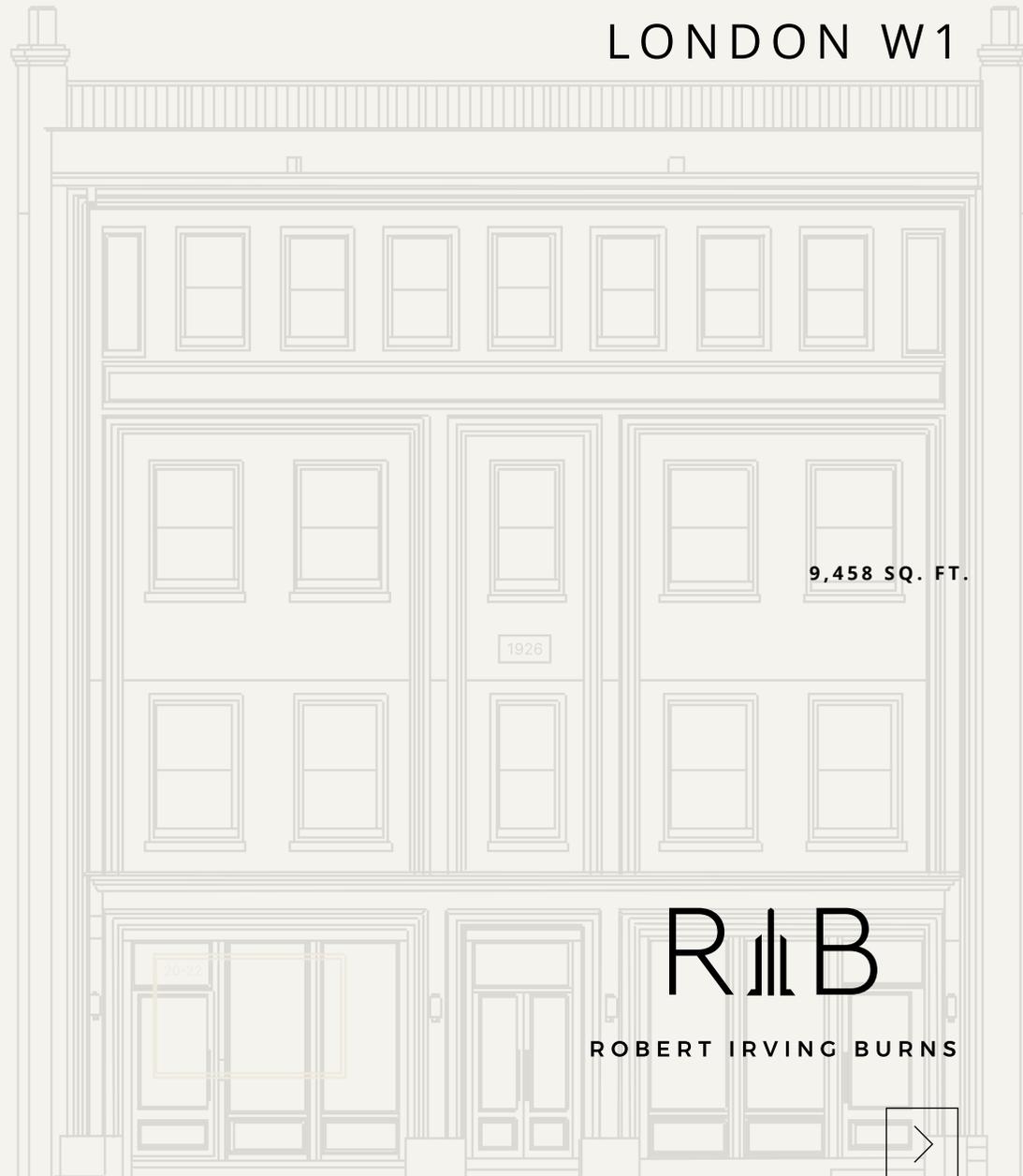
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**To Be Refurbished**  
**HQ Building in The Heart of Fitzrovia**

**Suitable for Office HQ, individual office  
floors and separate ground floor retail operators**

**CROSSLAND**  
**OTTER HUNT**

20-22 MORTIMER STREET W1



## DESCRIPTION

The property occupies a prominent position and is set over lower ground to third floors.

The property is due to undergo full refurbishment with many of the features displayed over page, providing you with a look and feel for the space. There is to be a communal roof terrace on the top floor.

The opportunity is perfect for a company HQ with ground floor showroom/operations, or can be taken as individual office floors and separate ground floor retail.



## FINANCES

FLOOR	LOWER GROUND END OF TRIP FACILITIES	GROUND RECEPTION	GROUND & LG RETAIL	FIRST	SECOND	THIRD	TOTAL
Total Size (sq.ft.)	600	635	3,445	1,744	1,774	1,260	9,458
Quoting Rent (p.a.) excl.	£58,500	£61,913	£240,000	£170,040	£172,965	£122,850	£826,268
Service Charge	£10,800	£11,430	TBC	£31,488	£32,088	£22,889	£108,694
Estimated Rates Payable (p.a.)	£9,221	£9,759	£43,949	£39,289	£39,339	£27,765	£169,322
<b>ESTIMATED OCCUPANCY COST EXCL. (P.A.)</b>	<b>£78,521</b>	<b>£83,101</b>	<b>£283,949</b>	<b>£240,817</b>	<b>£244,392</b>	<b>£173,503</b>	<b>£1,104,284</b>

## AMENITIES

- CONCIERGE RECEPTION
- PASSENGER LIFT
- GOOD CEILING HEIGHTS ON ALL UPPER FLOORS
- FLOORS TO BE FITTED WITH ENGINEERED TIMBER FLOORING
- CENTRAL HEATING
- PLATE GLASS FRONTAGE -OFFERING BRANDING OPPORTUNITIES
- TWO ENTRANCES
- EXCELLENT NATURAL LIGHT ON ALL UPPER FLOORS
- COMFORT COOLING THROUGHOUT

20-22 MORTIMER STREET W1

## THE LOOK & FEEL





3rd Floor Office Unurnished Render



Reception Area Render



3rd Floor Office Furnished Render





3rd Floor Office Furnished Render



3rd Floor Office Furnished Render





CGI PHOTOS OF THE NEW INTERIOR & EXTERIOR



## LOCATION

# LOCATED IN CENTRAL LONDON

The property is located on the north side of Mortimer Street in-between the junctions of Nassau Street and Wells Street. The property boasts a fantastic south facing position in the heart of Fitzrovia. Located opposite of Mortimer House, the area is enriched by media, fashion and financial occupiers.

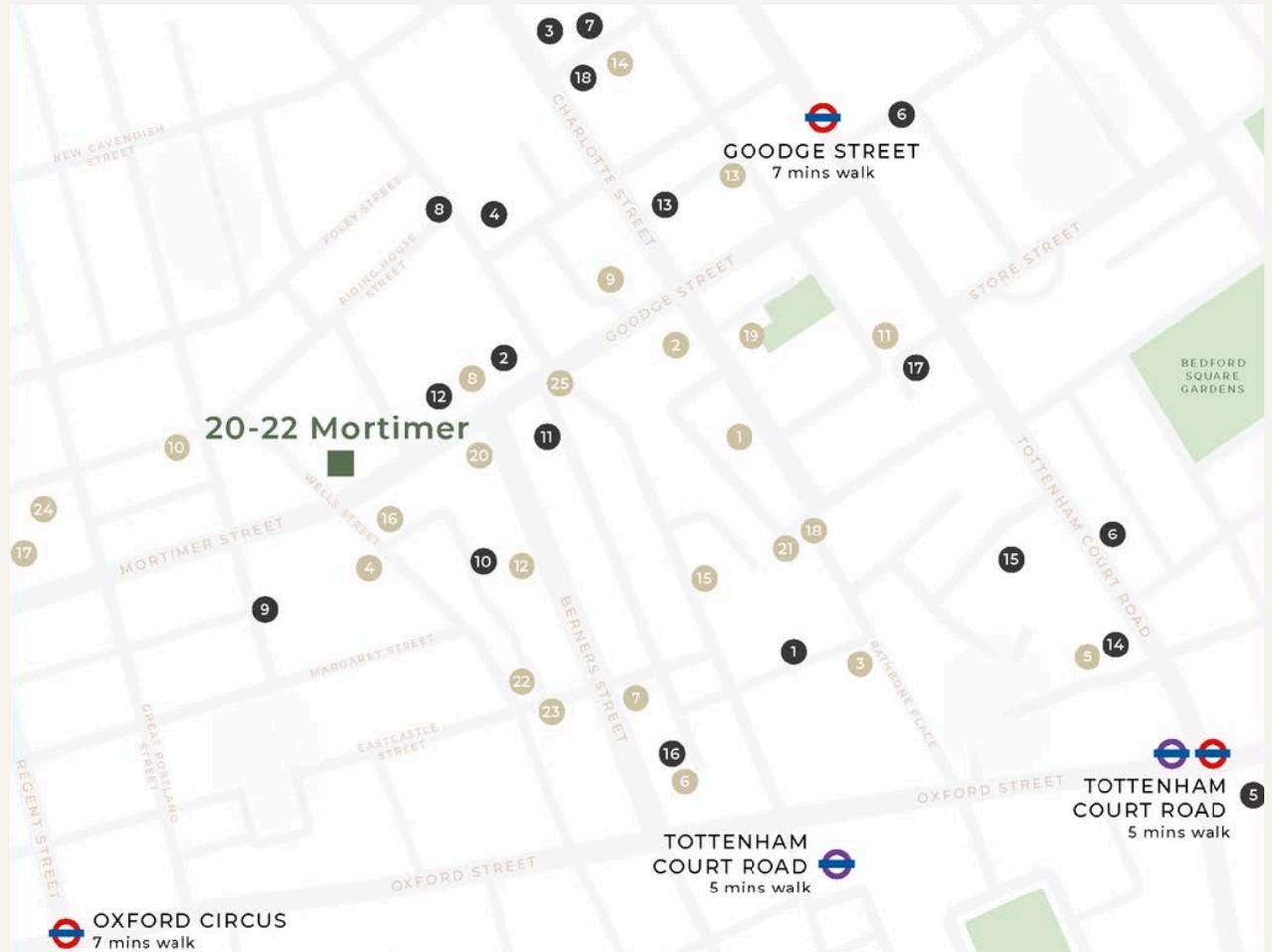
The transport links are fantastic, with the The Elizabeth Line at Tottenham Road being a 5 minute walk away. Goodge Street and Oxford Circus are also within a 7 minute walk.

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# THE NEIGHBOURHOOD

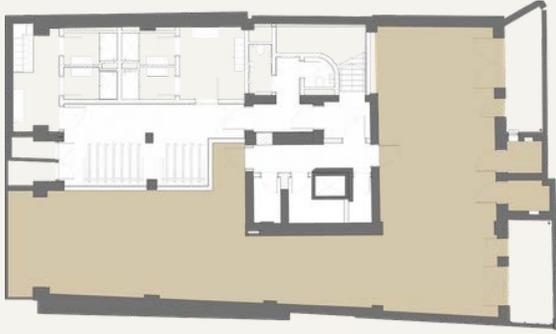
- |                           |                            |
|---------------------------|----------------------------|
| 1. Charlotte Street Hotel | 1. Facebook                |
| 2. ROKA                   | 2. Estee Lauder            |
| 3. Circolo Popolare       | 3. Boston Consulting Group |
| 4. Rovi                   | 4. Take-Two Interactive    |
| 5. Hakkasan               | 5. Apollo                  |
| 6. Berners Tavern         | 6. G-Research              |
| 7. The London Edition     | 7. Arup                    |
| 8. The Arber Garden       | 8. Make Architects         |
| 9. The Salt Yard          | 9. Heineken                |
| 10. Riding House Cafe     | 10. Motorway               |
| 11. Bao Fitzrovia         | 11. Netflix                |
| 12. Sanderson Hotel       | 12. Bakkavor               |
| 13. Noize                 | 13. Revcap                 |
| 14. Bubbledogs            | 14. Freuds                 |
| 15. The Mandrake Hotel    | 15. Freemantle             |
| 16. Mortimer House        | 16. Gamesys                |
| 17. Psycle                | 17. Technicolour           |
| 18. Lima                  | 18. Perella Wienberg       |
| 19. Pied a Terre          |                            |
| 20. Flesh & Buns          |                            |
| 21. Six by Nico           |                            |
| 22. Kaffeine              |                            |
| 23. Arros QD              |                            |
| 24. The Nest              |                            |
| 25. New Hotel             |                            |



PROPOSED GROUND FLOOR RECEPTION



**FLOOR PLANS**



**LOWER GROUND FLOOR | 1,636 SQFT**



**GROUND FLOOR | 1,776 SQFT**



**FIRST FLOOR | 1,732 SQFT**



**SECOND FLOOR | 1,765 SQFT**



**THIRD FLOOR | 1,259 SQFT**



**FOURTH FLOOR**



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## FURTHER INFORMATION

### 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.

### POSSESSION

Available July 2026. Upon completion of legal formalities.

### LEGAL COSTS

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

### EPC

Available on request.

### VAT

The building is elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.



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## CONTACT US

For further information please reach out to a member of the RIB team or our joint agents

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RIB

ROBERT IRVING BURNS

CROSSLAND  
OTTER HUNT

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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. February 2026

