

**TO LET**

SELF CONTAINED ECONOMICAL MEWS BUILDING IN THE HEART OF FITZROVIA  
INDIVIDUAL FLOORPLATES AVAILABLE

**SUITABLE FOR NEW BUSINESS CLASS E (OFFICE, MEDICAL, GYM, RETAIL ETC.)**

**13 TOTTENHAM MEWS, LONDON W1T 4AQ**



2nd Floor



1st Floor

From 849 SQ.FT. to 1,698 SQ.FT. - First & Second Floors

**LOCATION (GOOGLE MAPS LINK)**

The premises is situated at the end of Tottenham Mews, between Charlotte Street and Cleveland Street. The property is within close proximity to various amenities, with the famous Charlotte Street offering a host of well know bars and restaurants. The premises is very well connected benefitting from excellent transport links including Goodge Street (3 min walk), Tottenham Court Road (10 min walk) and Warren Street (9 min walk) Underground Stations.

**rib.co.uk**

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: [info@rib.co.uk](mailto:info@rib.co.uk)

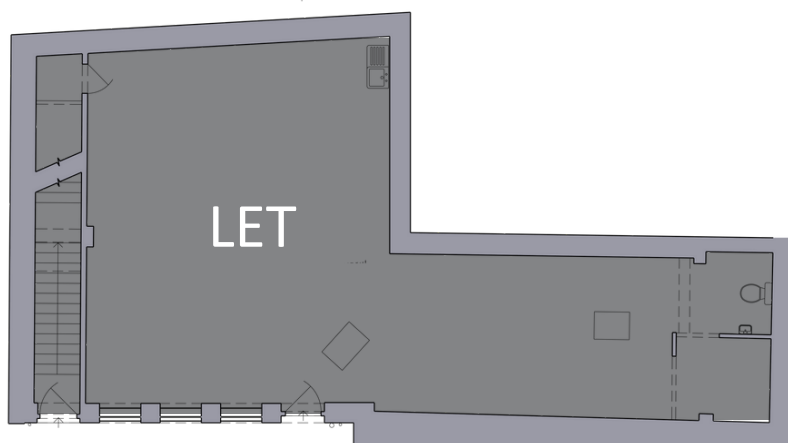




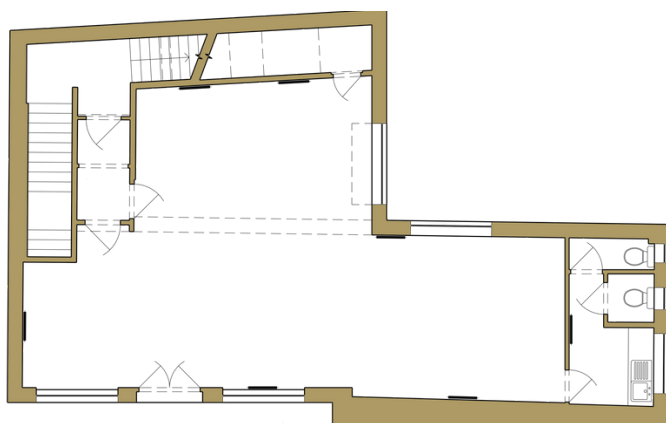
### FLOOR PLANS

Not to scale.

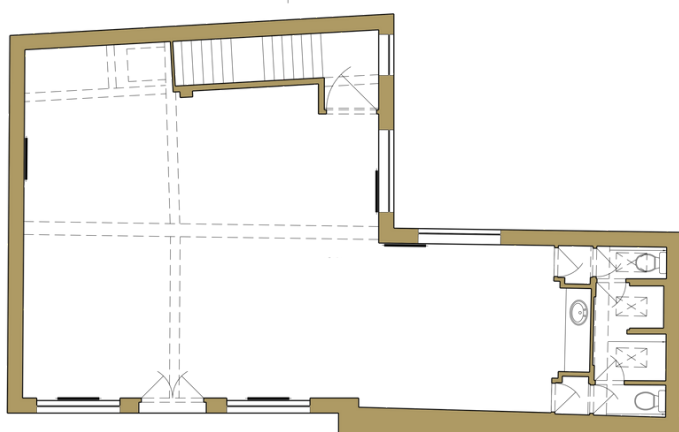
Ground Floor 990 SQFT / 91,98 SQM



First Floor 849 SQFT / 78,90 SQM



Second Floor 849 SQFT / 78,90 SQM



**DESCRIPTION**

The property is a mews building arranged over 3 floors and benefitting from excellent natural light.  
The 1st floor benefits from fitted meeting room, kitchenette, AC (not tested), WC, spot lights and timber flooring.  
The 2nd floor benefits from kitchenette, WC, spot lights and timber flooring.

**LEASE**

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954, direct with the landlord for a term up to 2 years.

Longer terms may be negotiable.

**POSSESSION**

Upon completion of legal formalities.

**LEGAL COSTS**

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

**EPC**

Available on request.

**VAT**

TBC.

**FLOOR PLANS**

Scaled floor plans are available on request.

**FINANCIALS****VIEWINGS:**

Strictly through Robert Irving Burns.

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Area	1st Floor	2nd Floor	Total
Size (sq.ft)	849	849	1,698
Quoting Rent (p.a.) excl.	£33,971	£29,725	£63,696
Rates Payable (p.a.)	£14,346	<u>£15,843*</u>	£30,189
Service Charge (p.a.)	TBC	TBC	No Service Charge
<b>Estimated Occupancy Cost (p.a)</b>	<b>£48,317</b>	<b>£45,568</b>	<b>£93,885</b>

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.

**Whole building occupiers will not be required to pay a service charge.**

**\* Please note that this property was removed from the rating list on 9 November 2020. The provided figure shows the latest available value.**