

20-22 MORTIMER STREET

LONDON W1



G & LG Floor

3,476 SQ. FT.

PRELIMINARY DETAILS

Self Contained - Ground & Lower Ground Floor

Retail Opportunity Suitable for Class E

CROSSLAND
| OTTER HUNT |

RIB

ROBERT IRVING BURNS



DESCRIPTION

This rare self-contained ground and lower-ground floor premises is a true Fitzrovia gem. Soon to be delivered in high-quality white-box condition, the unit enjoys excellent natural light from both the front and rear, enhanced by an impressive feature skylight on the ground floor.

Both levels provide generous ceiling heights, creating a bright, versatile environment suitable for a wide range of Class E occupiers.

The premises also benefit from prominent frontage onto Mortimer Street, ensuring strong visibility and presence in the heart of Fitzrovia.



FINANCES

FLOOR	GF	LGF	TOTAL
Total Size (sq.ft.)	1,776	1,700	3,476
Quoting Rent (p.a.) excl.			£253,340
Service Charge			TBC
Estimated Rates Payable (p.a.)			£43,949
ESTIMATED OCCUPANCY COST EXCL. (P.A.)			£297,289

Frontage

7.1m

GF Ceiling height

3.4m

LGF Ceiling Height

2.8m

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FINANCES

FLOOR	GF	LGF	TOTAL
Total Size (sq.ft.)	1,763	1,682	3,445
Quoting Rent (p.a.) excl.			£240,000
Service Charge			TBC
Estimated Rates Payable (p.a.)			£43,949
ESTIMATED OCCUPANCY COST EXCL. (P.A.)			£283,949

Frontage

7.1m

GF Ceiling height

3.4m

LGF Ceiling Height

2.8m

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FLOOR PLANS



LOWER GROUND FLOOR | 1,636 SQFT



GROUND FLOOR | 1,776 SQFT

Please note there is xxx sq. ft. of newly refurbished state of the art office above. For more information please speak to a member of the team.



CURRENT CONDITION





LOCATION

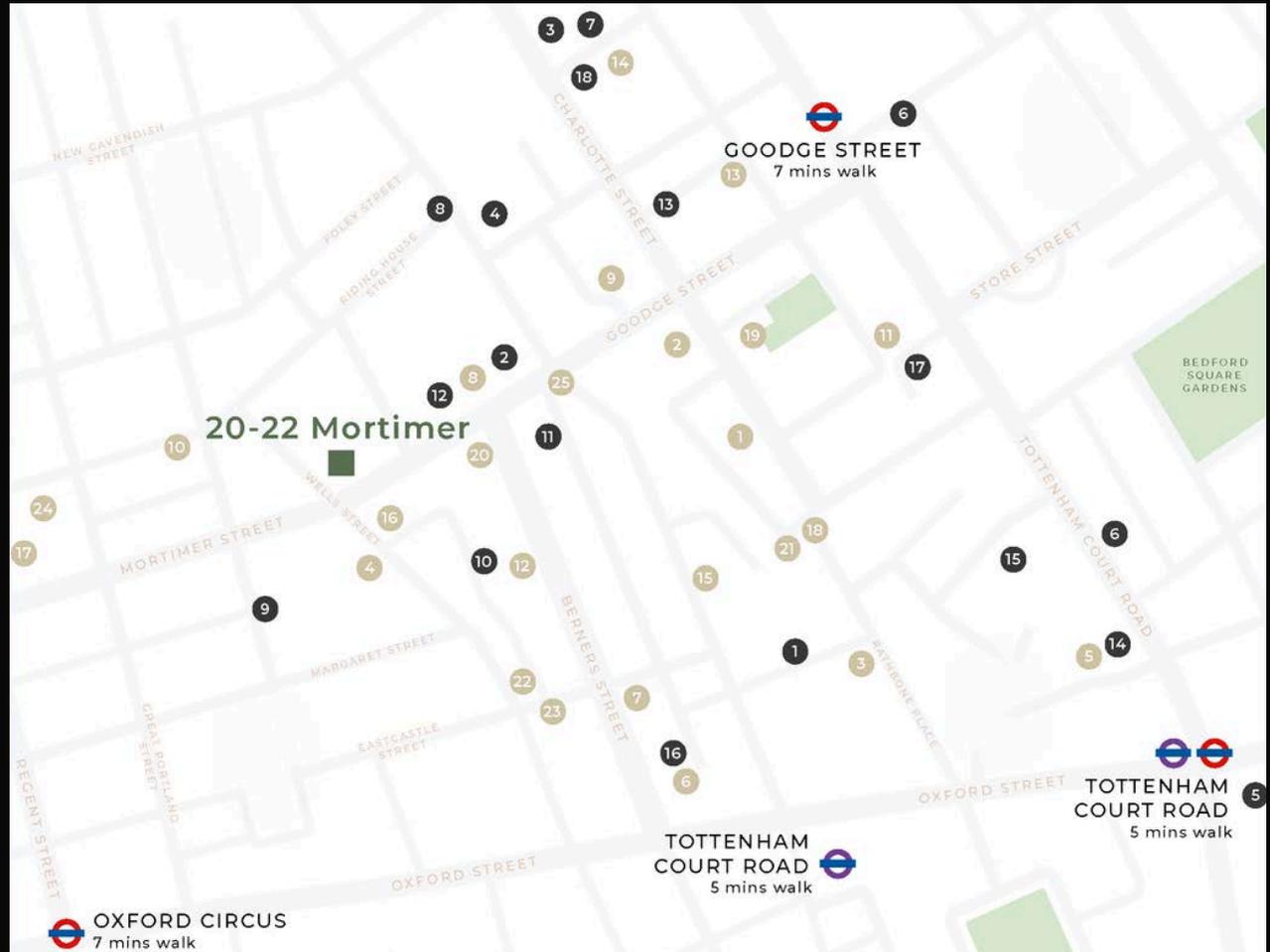
LOCATED IN CENTRAL LONDON

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.

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. Psyche | 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 | |





FURTHER INFORMATION

LEASE

A new effective 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

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.



CONTACT US

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

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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. March 2026