



6A Middleton Place

London, W1W 7TE

RIB

ROBERT IRVING BURNS

(02)

To Let

SELF-CONTAINED MEWS BUILDING TO
LET IN THE HEART OF FITZROVIA

SUITABLE FOR CLASS E USE
(OFFICE, MEDICAL, RETAIL, ETC.)

1,832 sq.ft

Description

The available accommodation comprises a self-contained mews building arranged over four floors, all connected via an internal staircase.

The property benefits from two separate entrances onto Middleton Place, providing an excellent sense of self-containment and identity for an incoming occupier. The Ground Floor offers particularly attractive client-facing accommodation, incorporating a bespoke fitted bar, exposed timber flooring and characterful masonry walls.

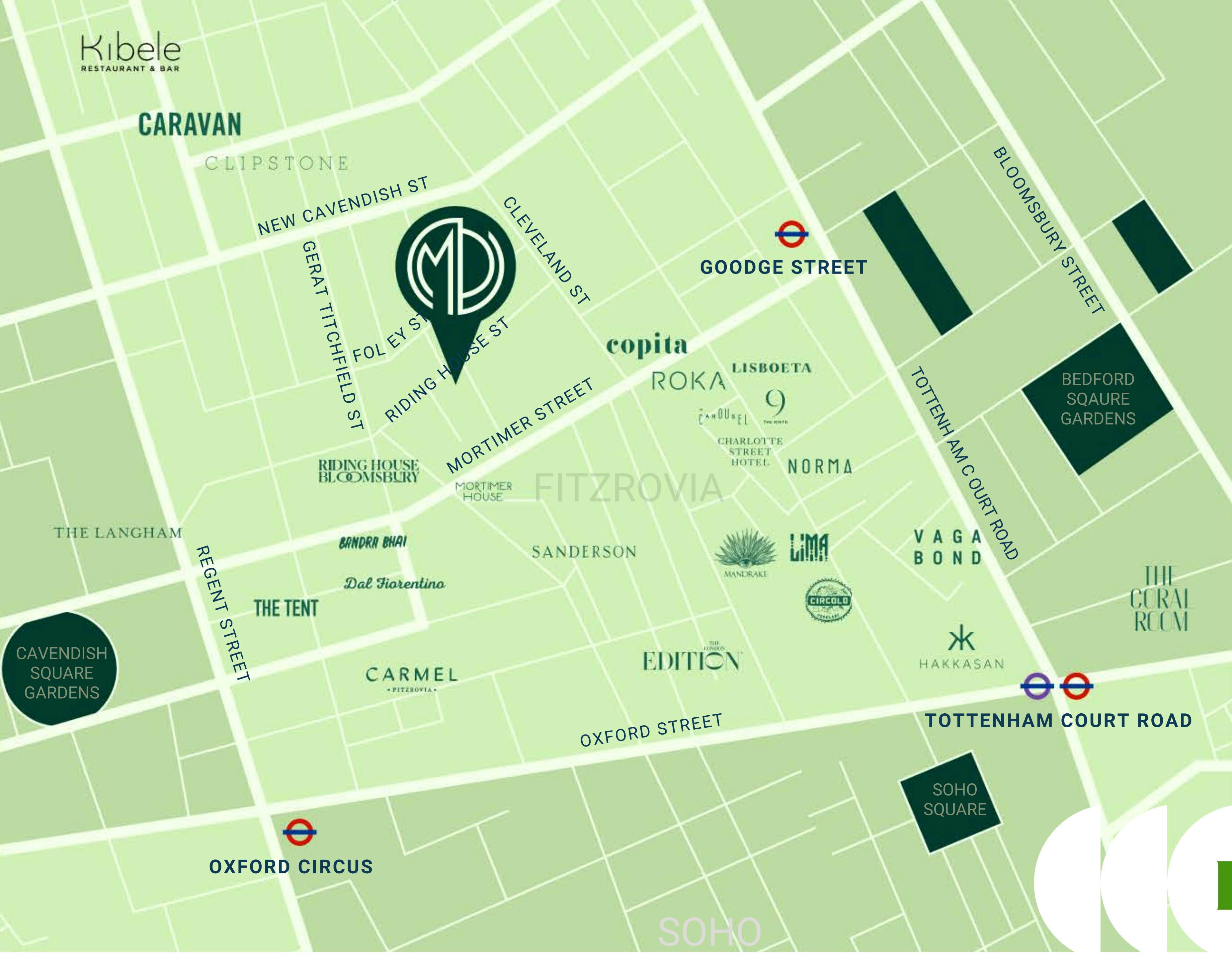
A kitchen is situated at Lower Ground Floor level, with WCs provided throughout the premises. The accommodation also benefits from excellent natural light and a centralised boiler/heating system.

To the rear is a split-level private courtyard, accessible from both the Ground and Lower Ground Floors, providing useful external amenity space and further enhancing the character of this distinctive Fitzrovia mews building.

Furniture: Please note that only selected items of furniture shown within the photographs are included with the premises.







(05)

Location

Financials

(06)

Size (sq.ft.)	1,832
Quoting Rent (p.a.)	£100,000
Estimated rates payable (p.a.)	£43,200
Service Charge	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£143,200

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.

Floor	Size (sq.ft.)
LGF	508
GF	481
First Floor	517
Second Floor	326

Amenities

- Self-contained mews building
- Four floors
- Two separate entrances
- Bespoke fitted bar
- Exposed timber flooring
- Characterful masonry walls
- Fully fitted kitchen
- WCs throughout
- Excellent natural light
- Centralised heating system
- Private split-level courtyard
- External amenity space
- Excellent sense of identity and self-containment

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

Upon completion of legal formalities.

Floor plans

Available on request.

Vat

The property is elected for VAT.

EPC

TBC

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. August 2026



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