



LDG

4 Grafton Mews, W1T

An impressive self-contained former warehouse building situated on a pretty cobbled mews.

The Ground Floor benefits from engineered wooden flooring and exposed brickwork with a high-pitched roof and exposed beams on the First Floor.

The premises also has a fully fitted kitchen and a cloakroom on each floor.





Summary

- Self-Contained Former Warehouse Building
- Exposed Brickwork
- Engineered Wooden Flooring on Ground Floor
- Air-Conditioning
- High Pitched Ceiling With Sky-lighting on First Floor
- Exposed Metal Beams
- Fully Fitted Kitchen & Cloakrooms
- Private Meeting Room
- Central Heating
- Fully Cabled With CAT 5E Cabling



Connectivity

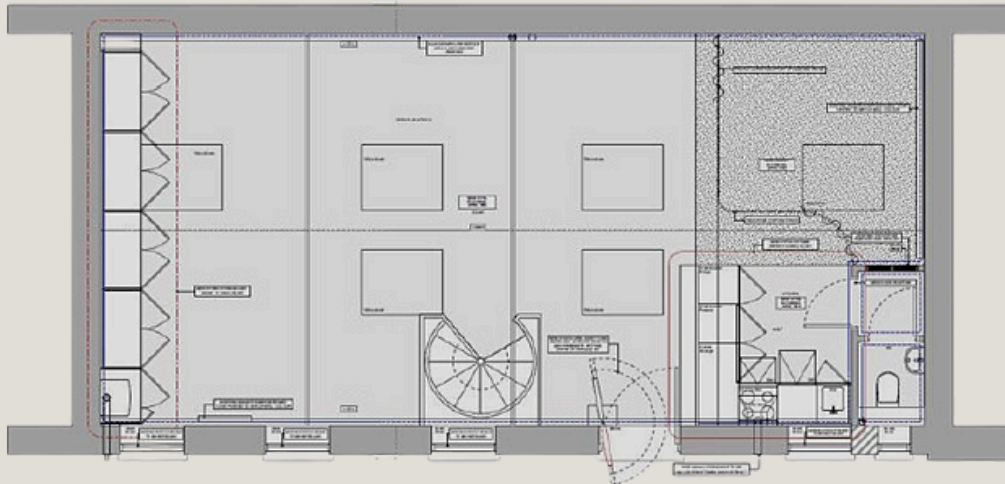
Well connected, it benefits easy access to multiple Underground services and Overground, including Warren Street, Great Portland Street, Goodge Street, Regent's Park and Euston.



Floorplan & Area Schedule



Ground Floor



First Floor

Floor	NIA (SqM)	NIA (SqFt)
Ground	75	805
First	74	792
Total	149	1,597

Further Information

VAT: The property has been elected for VAT

Tenure: Freehold title no. LN212428

EPC: D (Expired 2022)

Proposal: Guide Price of £2,000,000 Subject to Contract and exclusive of VAT. This price reflects a **capital value of £1,252.35 per Sq Ft.**

Contact Details:

Roni Rosenberg

M: 07702 643 317

E: roni@ldg.co.uk

Daniel Castle

M: 07502 224 861

E: daniel@ldg.co.uk

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