



20-22 Mortimer St.  
FITZROVIA



# Timeless by design

A newly refurbished office building in Fitzrovia. Spanning 5 floors, the scheme blends 1920s period character with contemporary designer finishes and wellness-focused amenities.

Designed by leading workspace studio HÛT Architecture, it features high-spec CAT A workspaces, best-in-class end-of-journey facilities for active commuters and cyclists, and a stunning third-floor terrace. Brand-new MEPH systems are designed for efficiency and minimal maintenance.

The ideal opportunity for either a flagship HQ or multi-tenant occupation with optional ground floor retail.

# On Your doorstep

## Prominent Fitzrovia Occupiers

- |                           |                     |
|---------------------------|---------------------|
| 1 Meta                    | 10 Motorway         |
| 2 Estée Lauder            | 11 Netflix          |
| 3 Boston Consulting Group | 12 Bakkavor         |
| 4 Take-Two Interactive    | 13 Revcap           |
| 5 Apollo                  | 14 Freuds           |
| 6 G-Research              | 15 Freemantle       |
| 7 Arup                    | 16 Gamesys          |
| 8 Make Architects         | 17 Technicolour     |
| 9 Heineken                | 18 Perella Weinberg |



# Amenity-Rich Surroundings

- 1

Charlotte Street Hotel
- 2

ROKA
- 3

Circolo Popolare
- 4

Rovi
- 5

Hakkasan
- 6

Berners Tavern
- 7

The London Edition
- 8

The Arber Garden
- 9

The Salt Yard
- 10

Riding House Café
- 11

Bao Fitzrovia
- 12

Sanderson Hotel
- 13

Noizé
- 14

Bubbledogs
- 15

The Mandrake Hotel
- 16

Mortimer House
- 17

Lima
- 18

Pied à Terre
- 19

Flesh and Buns
- 20

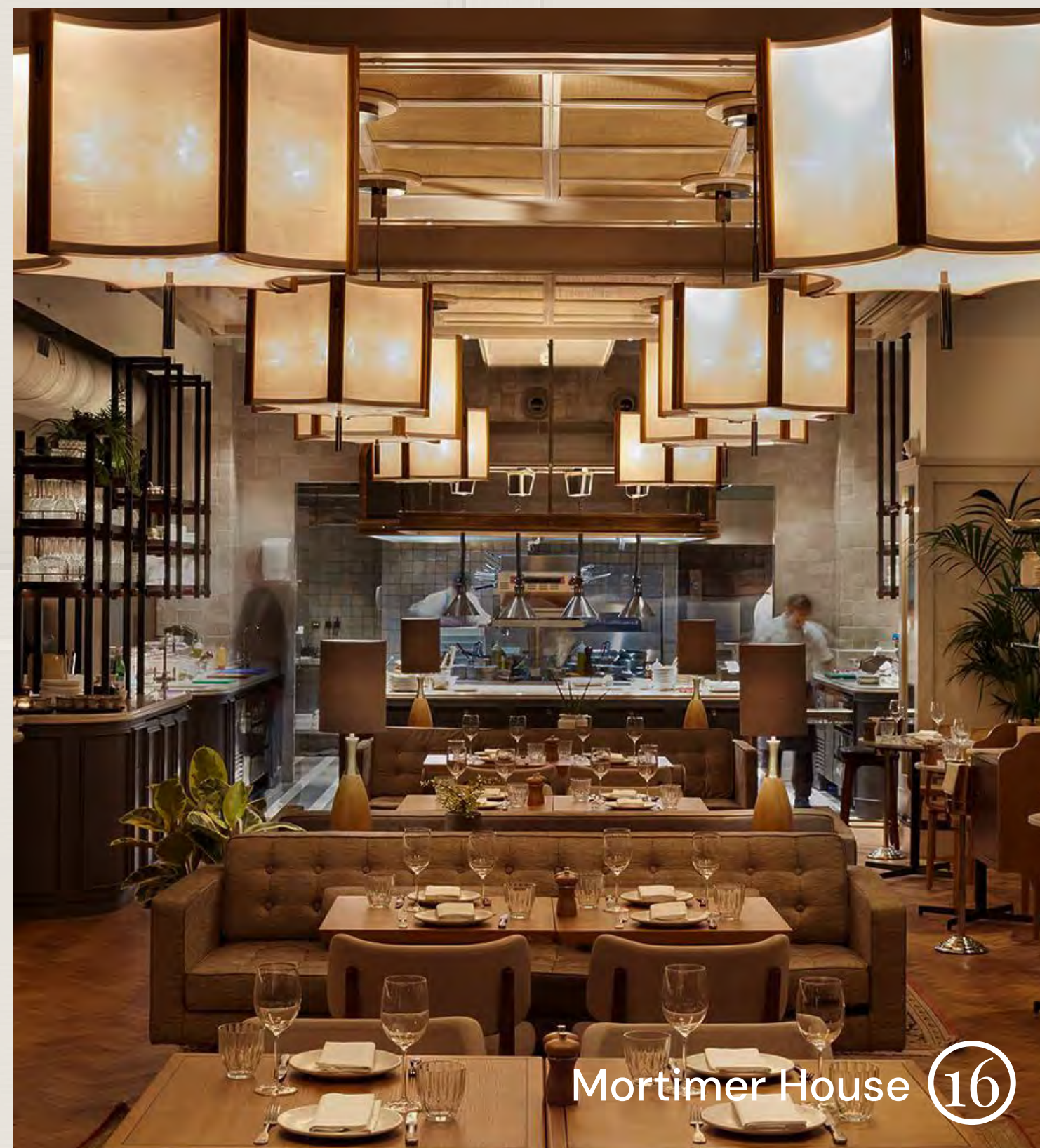
Six by Nico
- 21

Kaffeine
- 22

Aros QD
- 23

New Hotel





# Quick travels



20-22 Mortimer Street

## 5-Minute Walk

-  Goodge Street  
Northern Line
-  Oxford Circus  
Bakerloo Line  
Central Line  
Victoria Line
-  Tottenham Court Road  
Central Line  
Elizabeth Line  
Northern Line



# Schedule of Areas

## 3<sup>rd</sup> Floor

Office Space 1,259 sq ft – 117 sq m • *Terrace*

## 2<sup>nd</sup> Floor

Office Space 1,765 sq ft – 164 sq m

## 1<sup>st</sup> Floor

Office Space 1,732 sq ft – 161 sq m

## G Floor

Office Space 1,776 sq ft – 165 sq m • *Concierge* • *Reception*

## LG Floor

Office Space 1,700 sq ft – 158 sq m • *Showers* • *Bike Store* • *Changing Rooms* • *Lockers*

## Total

8,232 sq ft



# First Impressions Matter

Computer generated image for indicative purposes only



# Elegantly Refined & Ready



# Adaptable by Design



Computer generated image for indicative purposes only

# Everything Considered



Computer generated image for indicative purposes only

# Facilities with Function & Finesse



Computer generated image for indicative purposes only

# Cycle-Ready Convenience

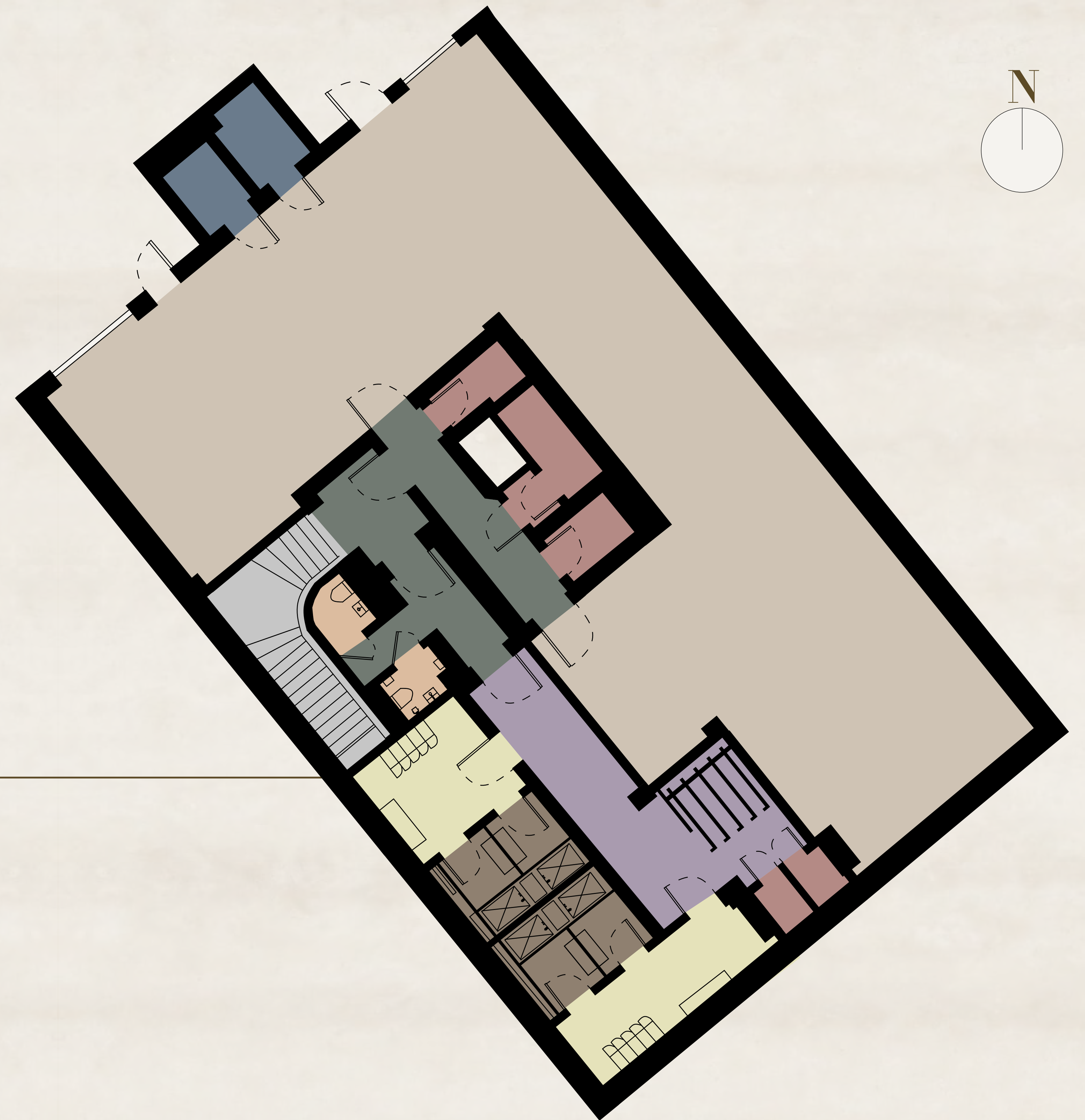


# Floor Plans

## Key

- Zoom Rooms
- Lobby
- Plant
- Bike Store
- Office Space
- WC's
- Staircase
- Showers
- Changing Rooms

NIA:  
158 sq m  
1,700 sq ft



LG Floor

# Floor Plans

## Key

- Zoom Rooms
- Reception & Lobby
- Lift
- Storage Room
- Office Space
- WC's
- Staircase



G Floor

NIA:  
165 sq m  
1,776 sq ft



# Floor Plans



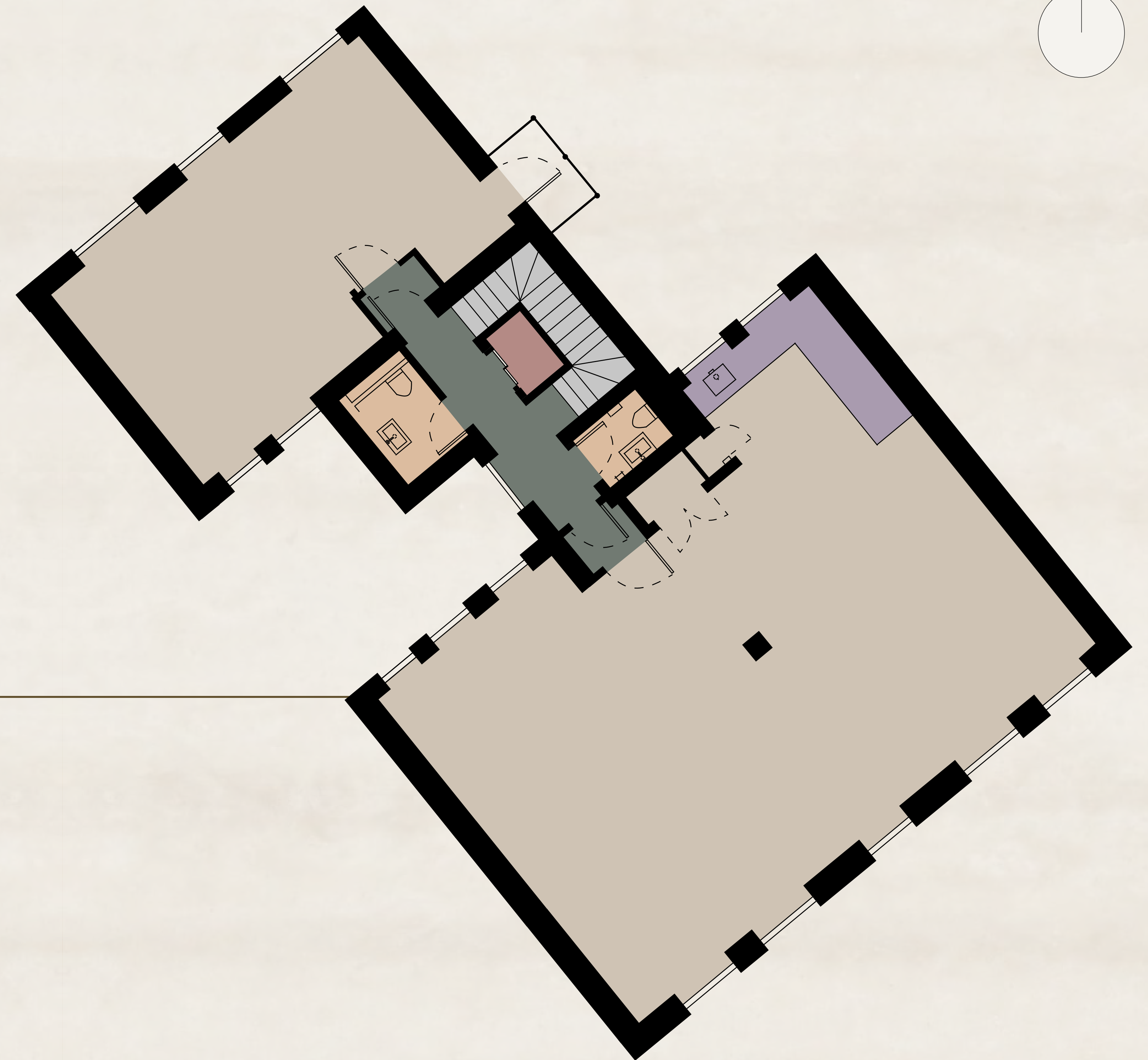
## Key

- Lobby
- Lift
- Kitchenette
- Office Space
- WC's
- Staircase

NIA:  
161 sq m  
1,732 sq ft



1<sup>st</sup> Floor



# Floor Plans



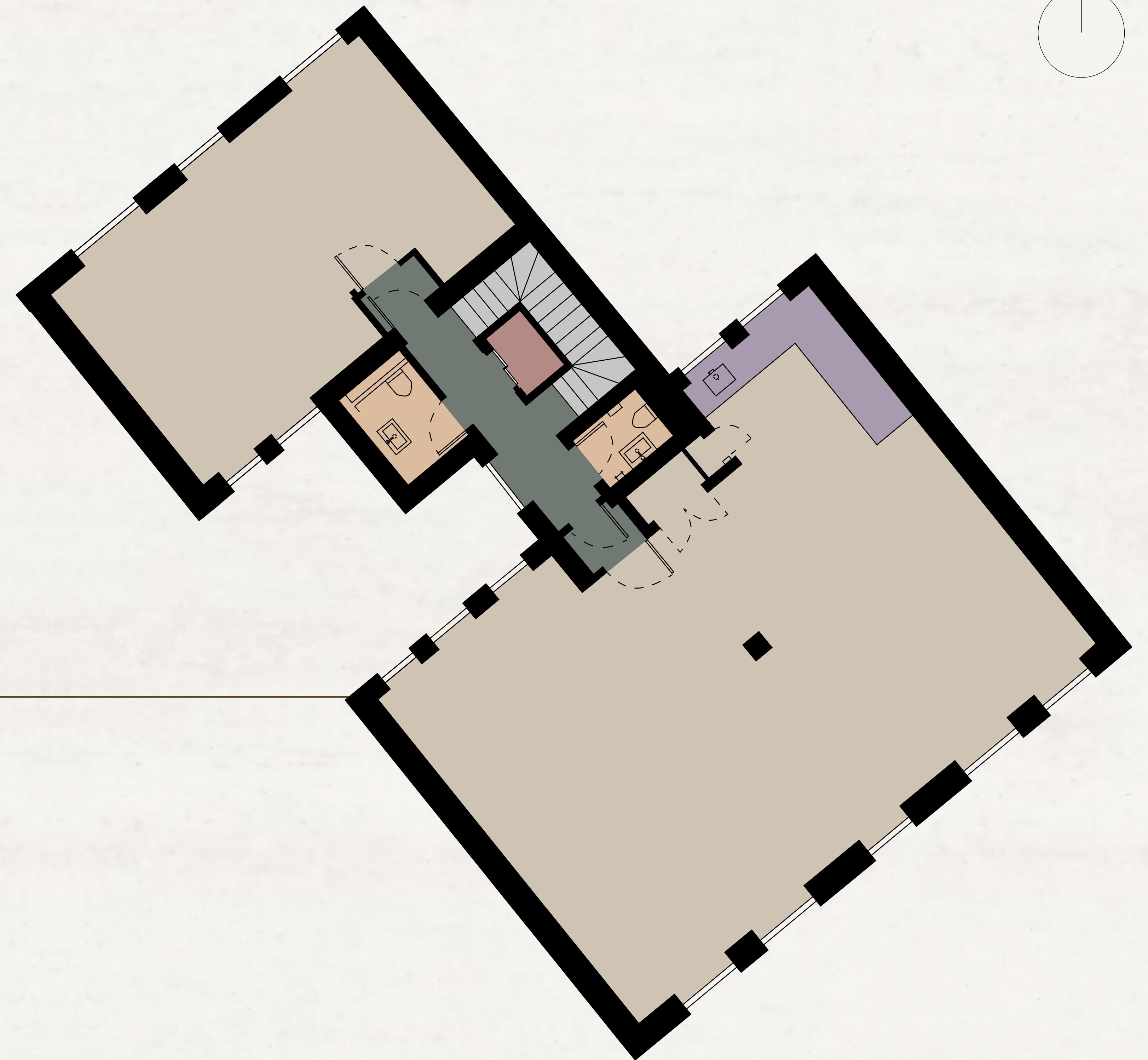
## Key

- Lobby
- Lift
- Kitchenette
- Office Space
- WC's
- Staircase

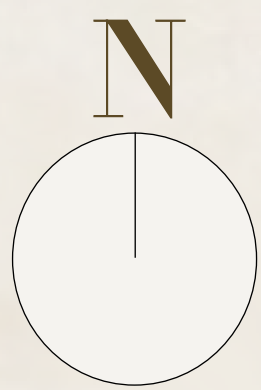
NIA:  
164 sq m  
1,765 sq ft



2<sup>nd</sup> Floor



# Floor Plans

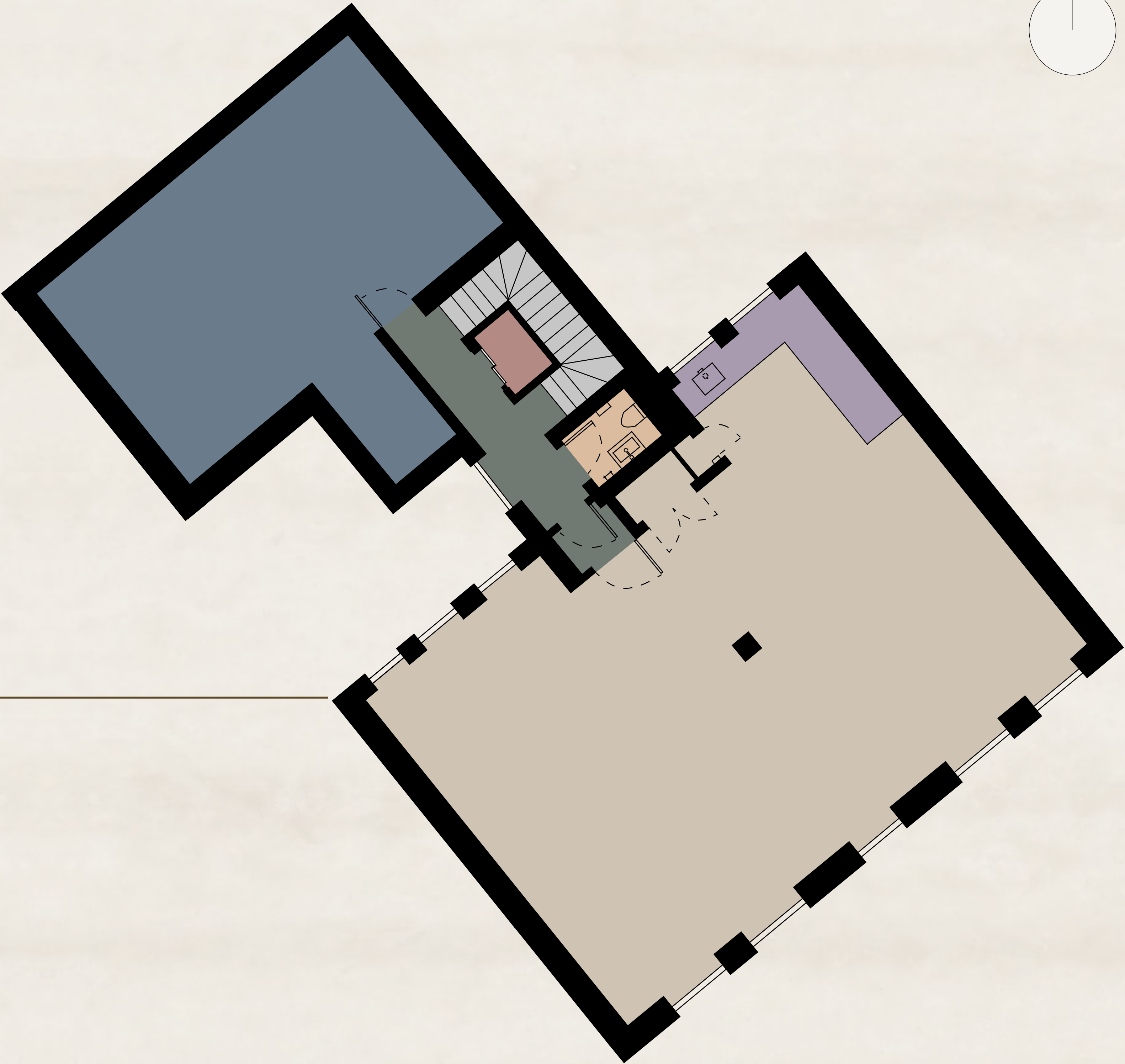
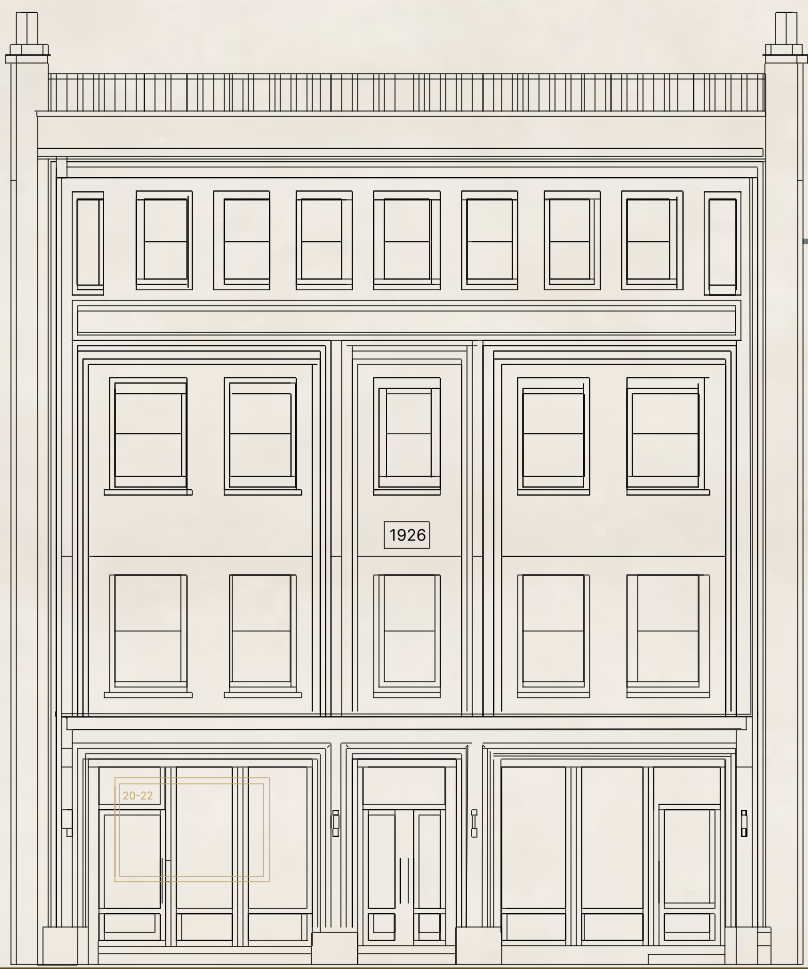


## Key

- Lobby
- Lift
- Lift
- Office Space
- WC
- Staircase
- Terrace

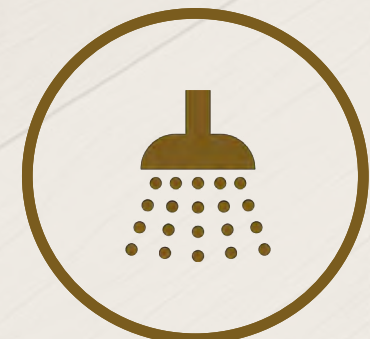
NIA:  
165 sq m  
1,776 sq ft

3<sup>rd</sup> Floor



# Building Specification

## Amenities



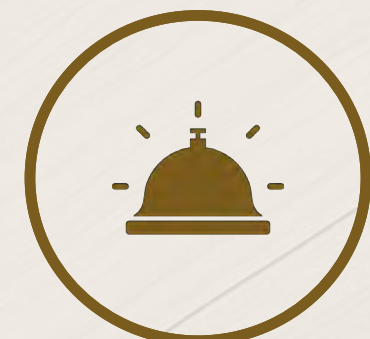
Showers, Changing Rooms & Drying Stations



Refurbished Passenger Lift

Secure Bike Storage

Communal Terrace



Manned Reception

## Design & Architecture

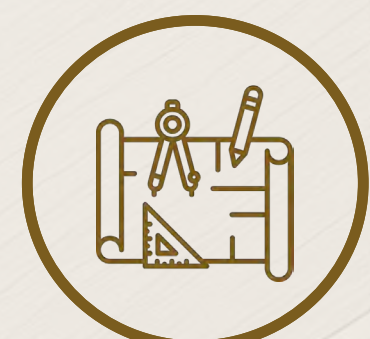


Bespoke Timbre & Fluted Wood Features



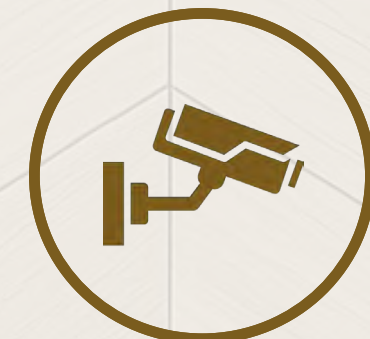
Open, Natural Light-filled Floorplates

Acoustic Glazing & Partitions



Cat A Refurbishment

## Security, Access & Glazing



Integrated Access, CCTV & Intruder Alarm Security Systems



Glazed Frontage with Prime Branding Potential

Latest Fire Safety System Technology

Restored Heritage Sash Windows

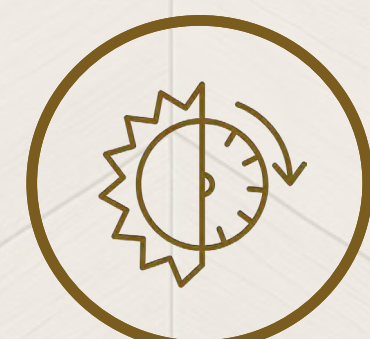


New High-Performance Glazing

Three Independent Entrances

Lightning Protection System

## Building Systems



LED Lighting with Daylight Sensors

Fresh Air Ventilation Systems

New VRF Air Conditioning



Fibre-ready Connectivity



New MEPH Systems

# Contact Us



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## Important Information

This brochure is intended as a general guide to the building and its features. Images may be illustrative. While we aim to provide accurate details, prospective tenants and occupiers should make their own enquiries. This brochure does not form part of any offer or contract.