

# 20-22 MORTIMER STREET

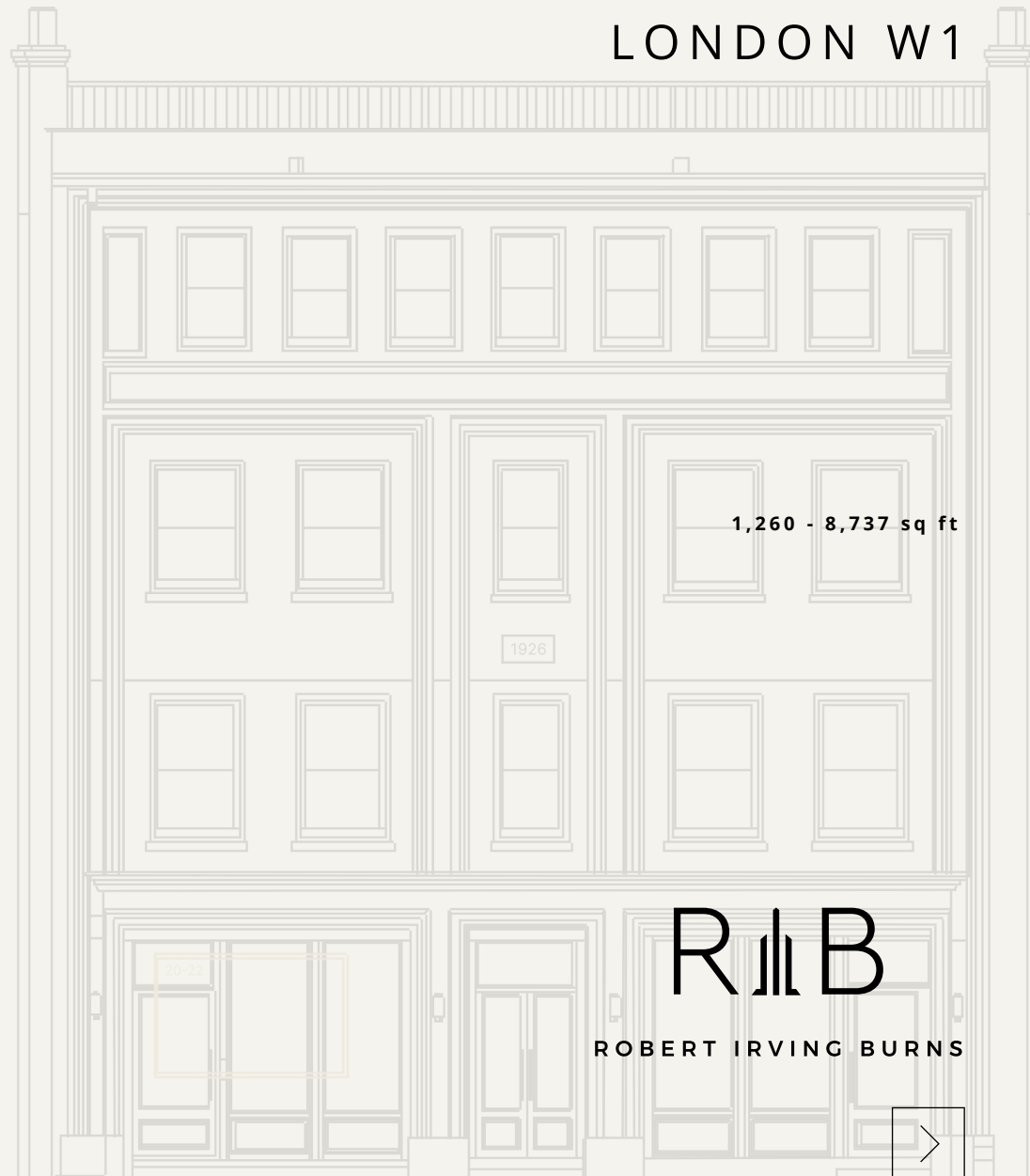
LONDON W1

A newly refurbished HQ building  
in the heart of Fitzrovia.

Suitable for Office HQ, individual office  
floors and separate ground floor retail operators

CROSSLAND  
| OTTER HUNT |

20-22 MORTIMER STREET W1



1,260 - 8,737 sq ft

R I B

ROBERT IRVING BURNS



## DESCRIPTION

Occupying a prominent position in the heart of Fitzrovia, 20-22 Mortimer Street is arranged over lower ground to third floors and has been comprehensively refurbished throughout.

Spanning five floors, the scheme combines 1920s period character with contemporary designer finishes and wellness-focused amenities, creating a distinctive workplace in the heart of the West End. A communal roof terrace crowns the building, providing shared outdoor space for occupiers.

The accommodation is ideally suited to a company headquarters with ground floor showroom or operational space, while also offering the flexibility for individual office floors alongside separate ground floor retail.



## FINANCES

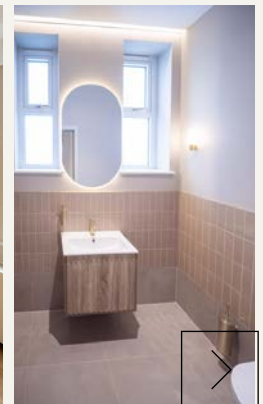
FLOOR	GROUND RECEPTION	GROUND & LG RETAIL	FIRST	SECOND	THIRD	TOTAL
Total Size (sq.ft.)	505	3,445	1,744	1,774	1,260	8,728
Quoting Rent (p.a.) excl.	£45,354	£251,180	£170,040	£195,140	£122,850	£784,564
Service Charge	£12,120	£42,099	£41,567	£42,359	£30,216	£126,262
Estimated Rates Payable (p.a.)	£9,759	£43,949	£39,289	£39,339	£27,765	£160,101
<b>ESTIMATED OCCUPANCY COST EXCL. (P.A.)</b>	<b>£67,233</b>	<b>£295,129</b>	<b>£250,896</b>	<b>£276,838</b>	<b>£180,831</b>	<b>£1,070,927</b>

## AMENITIES

- CONCIERGE RECEPTION
- PASSENGER LIFT
- GOOD CEILING HEIGHTS ON ALL UPPER FLOORS
- FLOORS TO BE FITTED WITH ENGINEERED TIMBER FLOORING
- CENTRAL HEATING
- PLATE GLASS FRONTAGE -OFFERING BRANDING OPPORTUNITIES
- TWO ENTRANCES
- EXCELLENT NATURAL LIGHT ON ALL UPPER FLOORS
- COMFORT COOLING THROUGHOUT

20-22 MORTIMER STREET W1

## THE LOOK & FEEL









## 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.

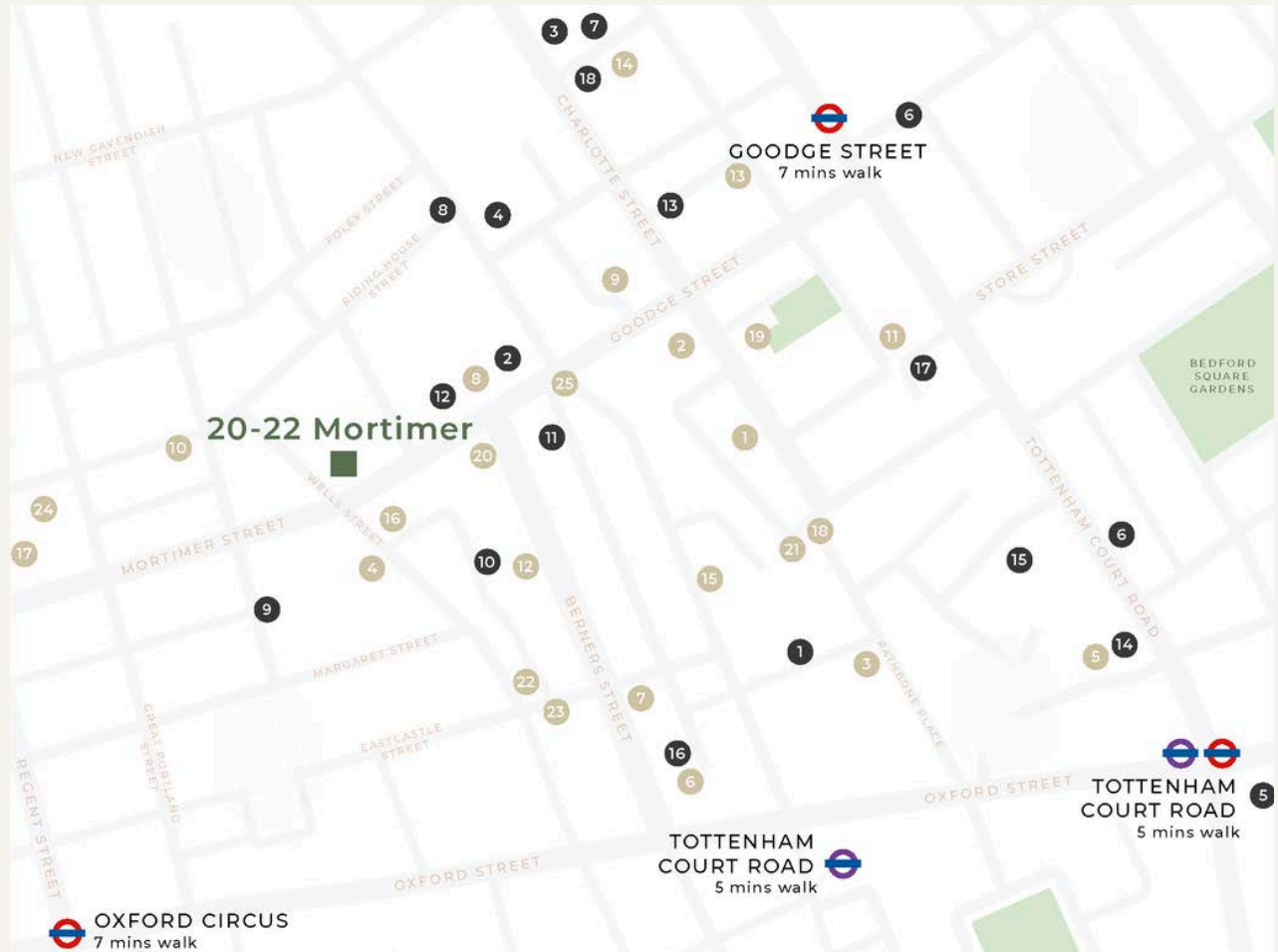
The transport links are fantastic, with the The Elizabeth Line at Tottenham Road being a 5 minute walk away. Goodge Street and Oxford Circus are also within a 7 minute walk.

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# THE NEIGHBOURHOOD

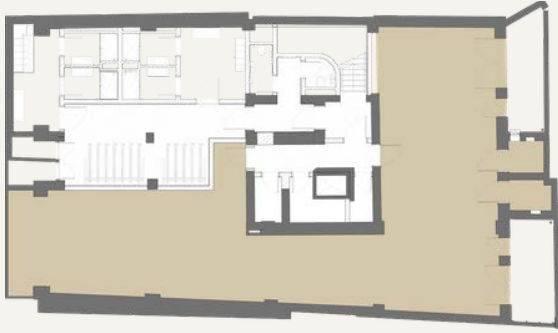
- |                           |                            |
|---------------------------|----------------------------|
| 1. Charlotte Street Hotel | 1. Facebook                |
| 2. ROKA                   | 2. Estee Lauder            |
| 3. Circolo Popolare       | 3. Boston Consulting Group |
| 4. 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. Psycle                | 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             |                            |



PROPOSED GROUND FLOOR RECEPTION



## FLOOR PLANS



LOWER GROUND FLOOR | 1,636 SQFT



GROUND FLOOR | 1,776 SQFT



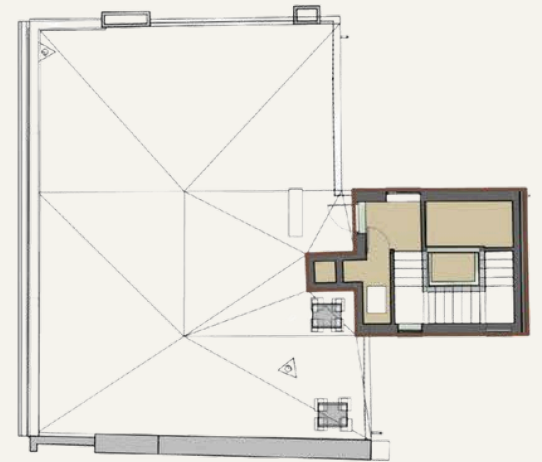
FIRST FLOOR | 1,732 SQFT



SECOND FLOOR | 1,765 SQFT



THIRD FLOOR | 1,259 SQFT



FOURTH FLOOR

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## FURTHER INFORMATION

### LEASE

New effective Full Repairing and Insuring lease(s) 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

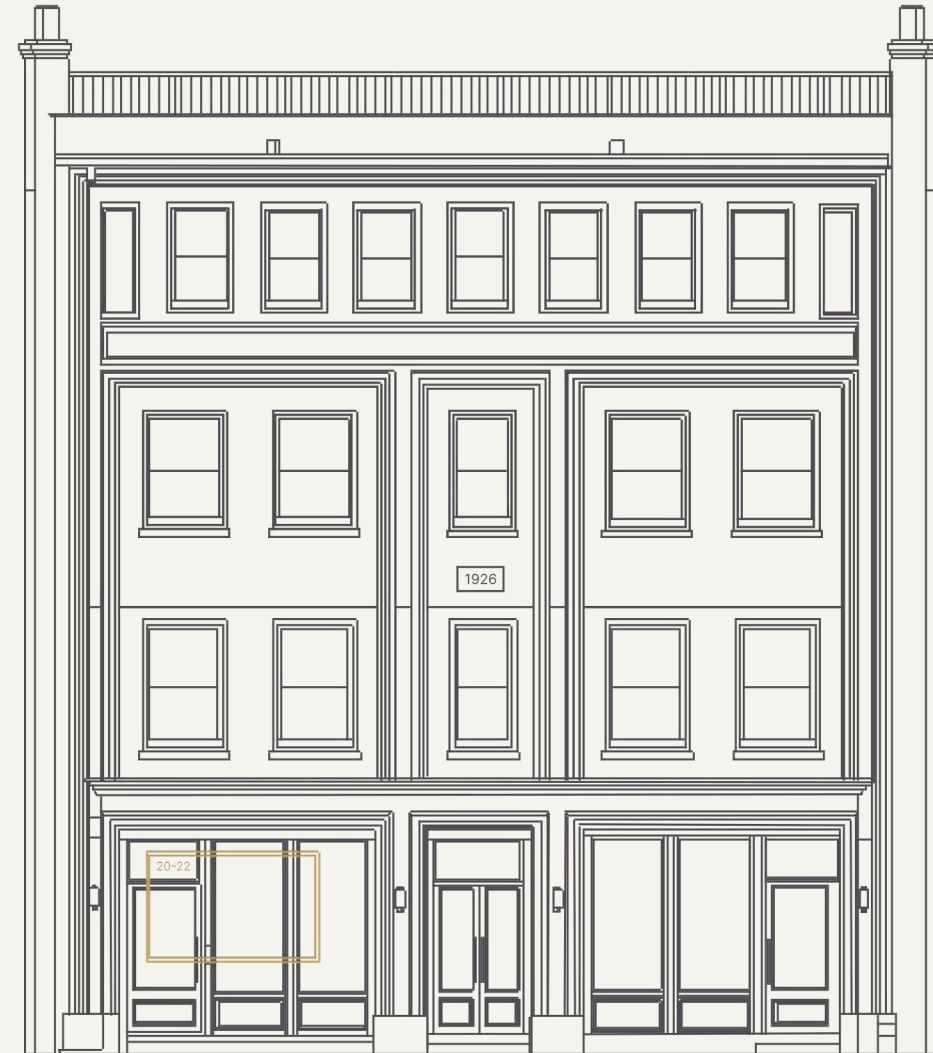
Available on request.

### VAT

The building is elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.



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## CONTACT US

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

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RIB

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OTTER HUNT

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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. May 2026

