



83 MORTIMER STREET

LONDON W1W 7SN

RIB

ROBERT IRVING BURNS



TO LET

SELF-CONTAINED PREMISES WITHIN
CORE FITZROVIA LOCATION
GROUND & LOWER GROUND FLOOR
1,560 SQ.FT

Not permitting the following:
Hotel Restaurant or Coffee house keeper
Massage Manicure or other Medical or Surgical or quasi-
Medical or quasi-Surgical Establishment Medicine Surgery
Medical Operators may be considered. Subject to superior
landlord consent.

LOCATION

Located in the heart of Fitzrovia, 83 Mortimer Street is surrounded by a wide array of café's, eateries and public houses, such as Riding House Café, Pahli Hill Bandra Bhai and Meraki to name a few in the vicinity.

Fitzrovia is considered one of London's most fashionable and popular locations for the media, entertainment, music and more.

The property benefits from excellent transport links including Oxford Circus (Victoria, Central & Bakerloo lines), Tottenham Court Road (Elizabeth and northern lines) and Goodge Street (northern line) all within a short walk.



PAHLI HILL BANDRA BHAI



CHARLOTTE STREET HOTEL



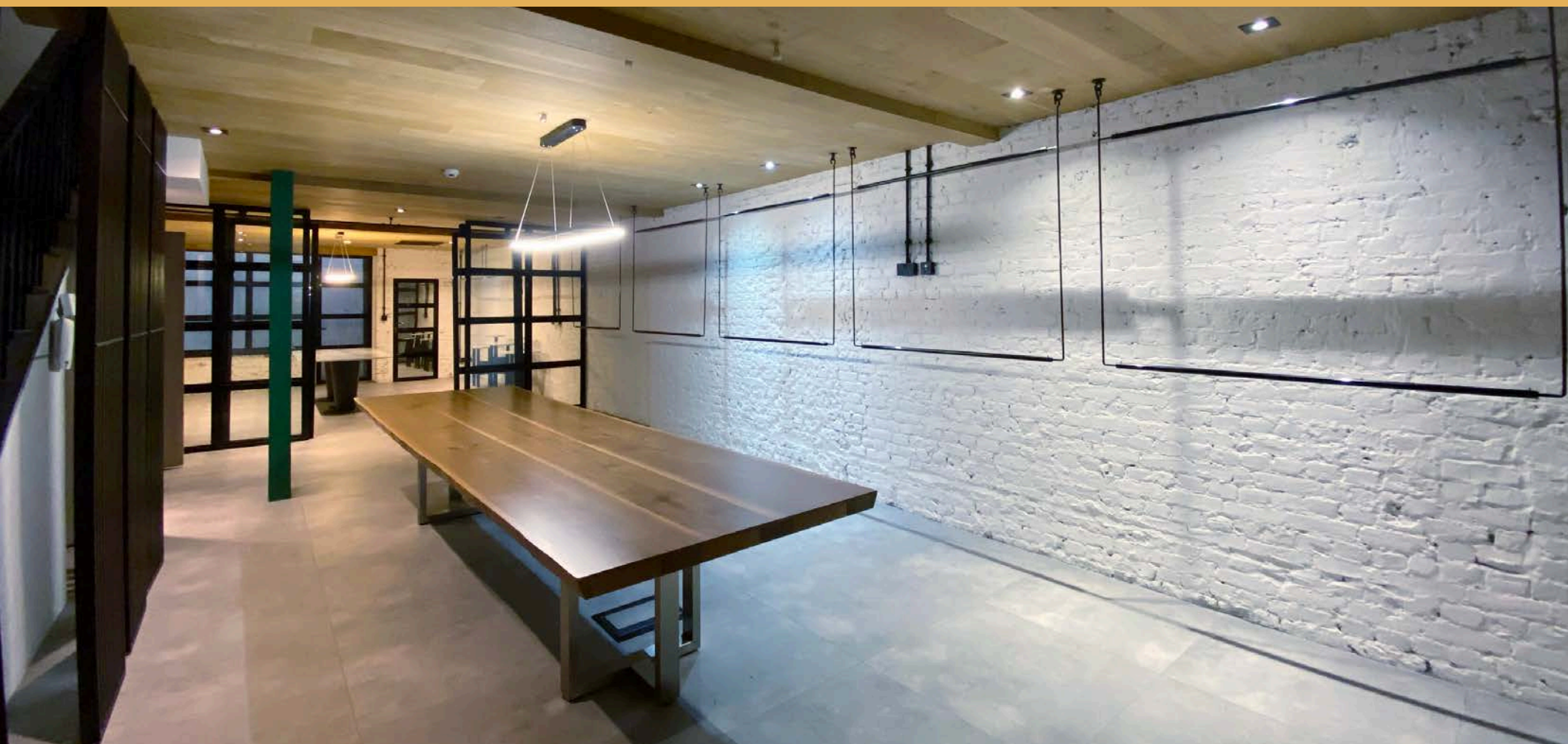
MERAKI



THE RIDING HOUSE CAFE



THE GEORGE



AMENITIES



Recently refurbished



Demised WCs on ground and lower ground floor



Kitchenette



Comfort Cooling (Not Tested)



Generous ceiling height
Ground Floor: 3.4m
Lower Ground Floor: 2.5m



Track lighting



Electric blinds (frontage)



Tiled flooring



Good frontage



Self-contained

DESCRIPTION

The recently refurbished self-contained premises are arranged over Ground and Lower Ground Floors, offering an excellent opportunity for a range of retail, showroom, office, medical or lifestyle occupiers.

The accommodation benefits from strong frontage and excellent natural light to the Ground Floor, combined with impressive ceiling heights which create a bright and highly functional working environment.

The specification includes comfort cooling throughout (not tested), fibre connectivity, modern tiled flooring, an electric security blind and fitted kitchenette facilities within a private cupboard at Lower Ground level. WC facilities are provided over both floors.

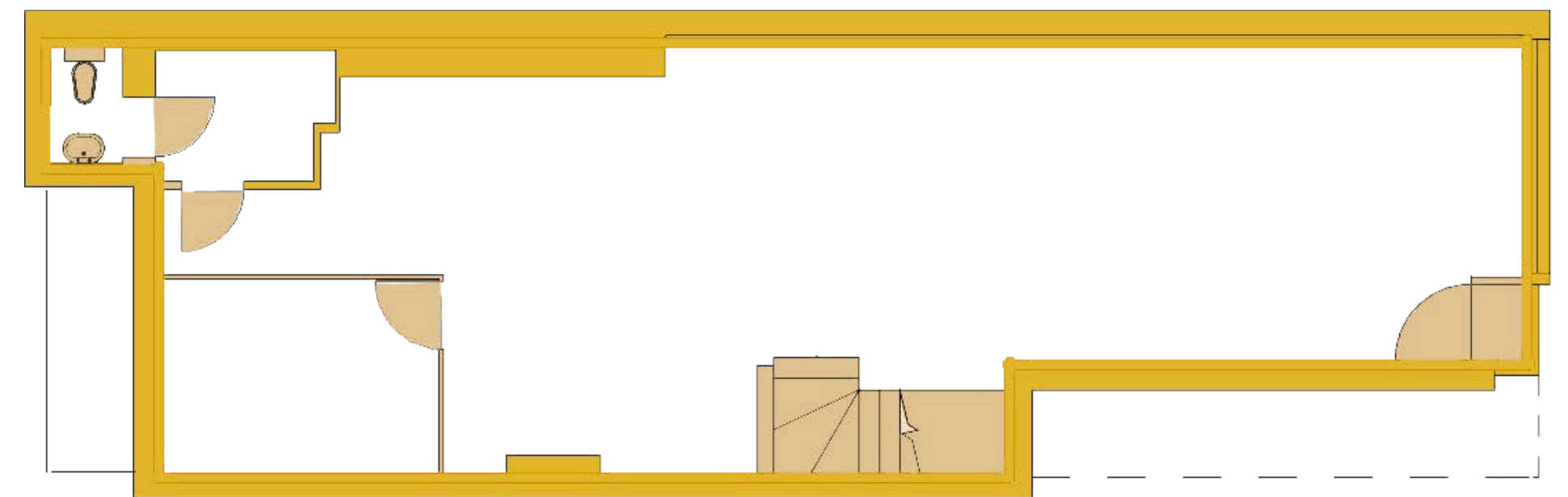
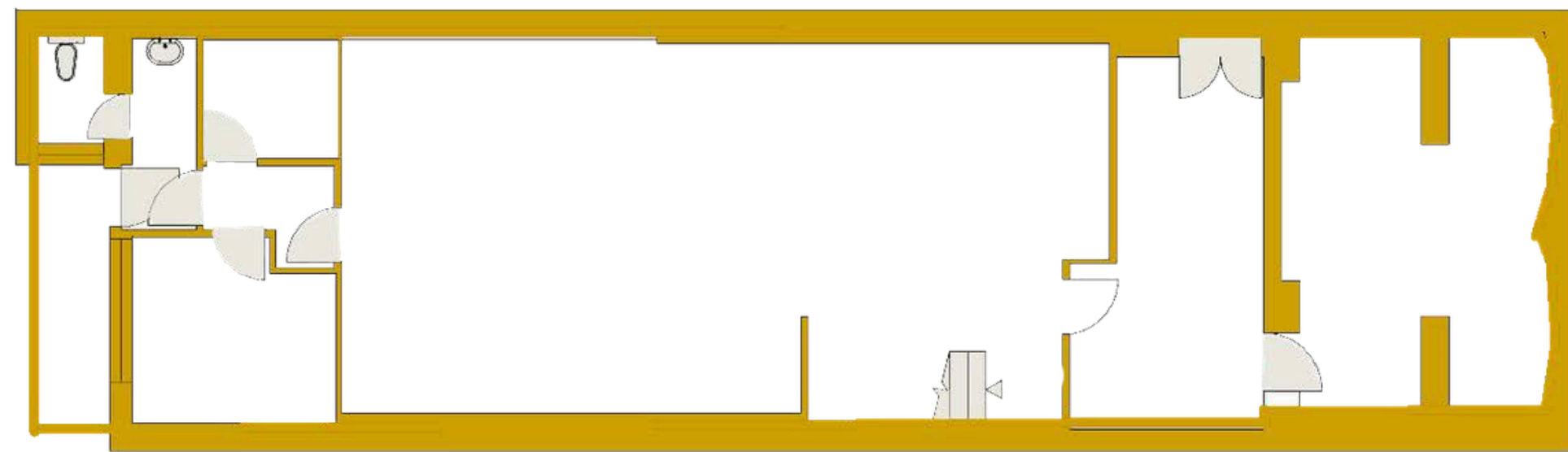
The property presents to a strong contemporary standard and would suit occupiers seeking a prominent and design-led Central London presence.



FINANCIALS

Floor	Total
Total Size (sq.ft.)	1,560
Rent (p.a.) excl.	£90,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£26,160
Estimated Occupancy Cost excl. (p. a.)	£116,160

FLOOR PLANS



83 MORTIMER STREET

