

12 FITZROY MEWS

LONDON, W1

SELF-CONTAINED MEWS BUILDING IN
THE HEART OF FITZROVIA

SUITABLE FOR BUSINESS CLASS E
(RETAIL, OFFICES, MEDICAL, CLINICAL,
ETC.)

1,855 SQ. FT. (172.33 SQ. M.)

RIB

ROBERT IRVING BURNS

DESCRIPTION

12 Fitzroy Mews offers a characterful, self-contained office building arranged over ground, first and second floors, providing a distinctive headquarters opportunity in a private mews setting.

Formerly home to a printers that published many well-known UK newspapers, the building underwent a high-quality refurbishment in 2020, drawing out its industrial heritage while delivering an excellent standard of office accommodation. Exposed brickwork and outstanding natural light complement the high-quality internal fit-out.

The accommodation benefits from Cat 6 cabling, comfort cooling (not tested), two WCs and a shower. The building is particularly well suited to creative, media and technology occupiers and can be provided part furnished, subject to an incoming tenant’s requirements.



AMENITIES

- Trendy Modern Self-Contained Property
- Fully Refurbished
- Exposed Brickwork
- Cat 6 Cabling
- Spot Lights
- Herringbone Timber Flooring
- Plug Sockets
- Comfort Cooling (Not Tested)
- Quirky Staircase
- 1 x Shower
- 2 x Toilets (Male & Female)

Floor

GF, MEZZANINE & 1ST FLOOR

Total Size (sq.ft.)

1,855

Quoting Rent (p.a.) excl.

£102,025

Service Charge

NA

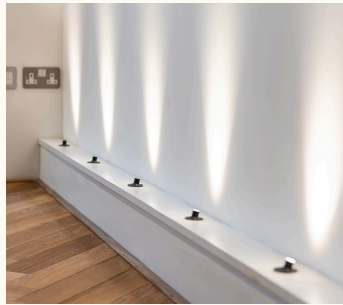
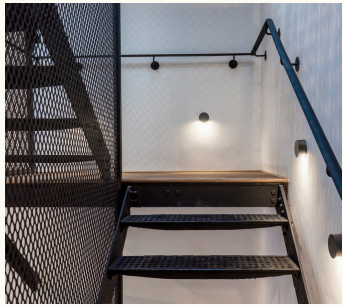
Estimated Rates Payable (p.a.)

£31,488

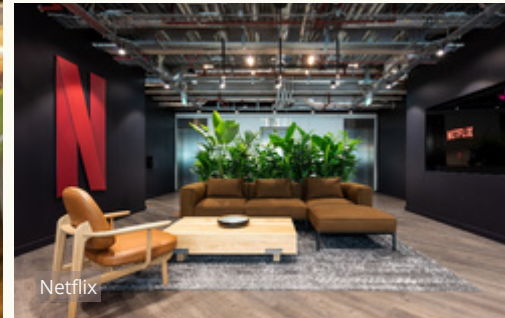
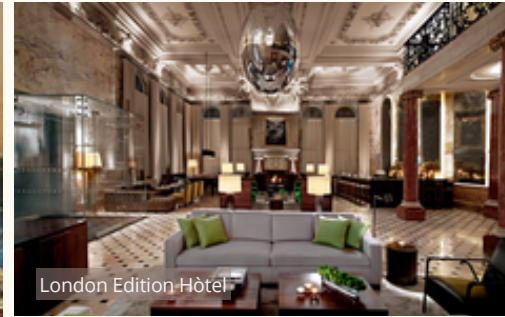
Estimated Occupancy Cost excl. (p.a.)

£133,513





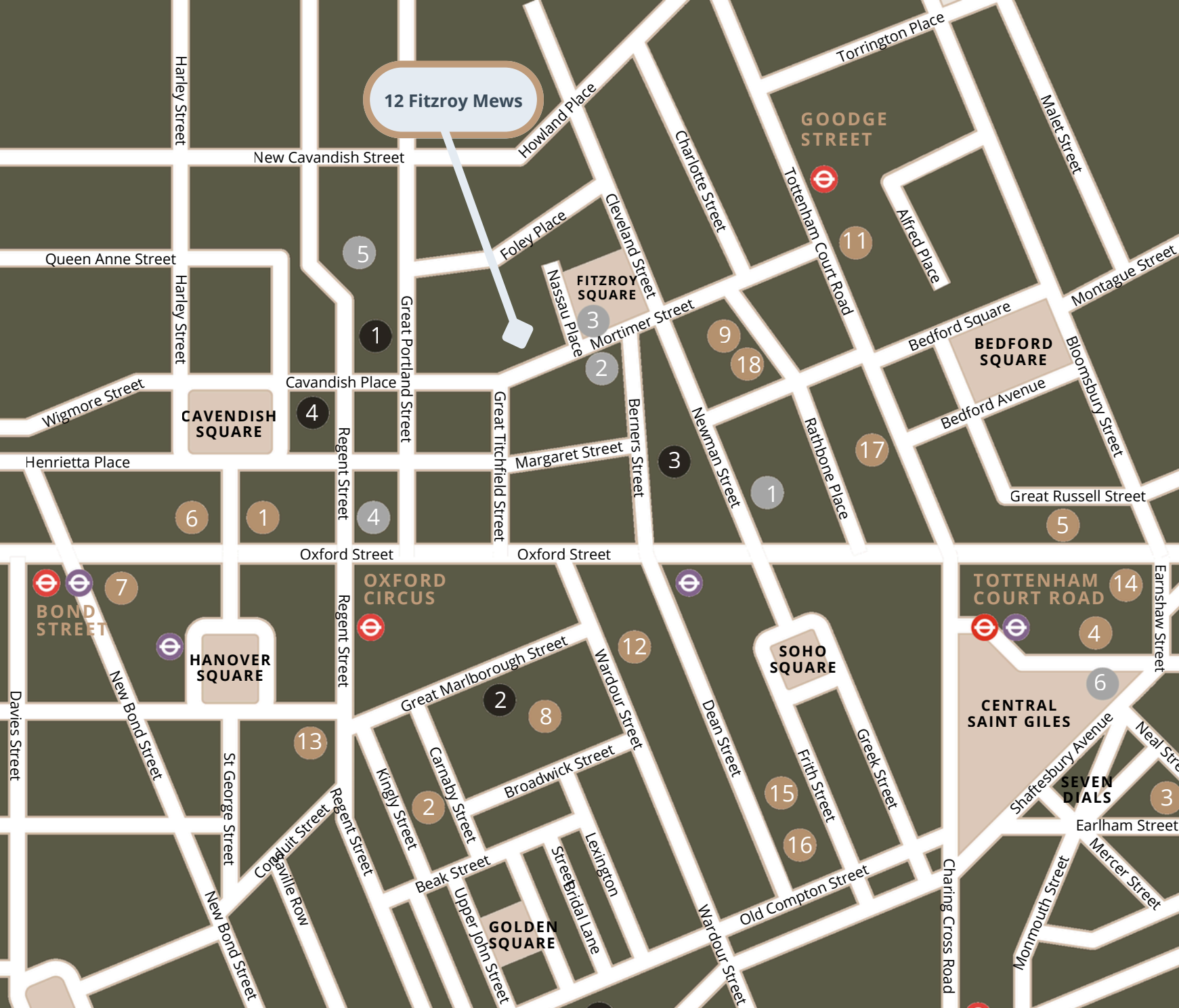
Please note: photographs were taken following the previous refurbishment and may not reflect the property's current condition.



LOCATION & SITUATION

LOCATED IN CENTRAL LONDON

This property is located on the East side of Fitzroy Mews, a cul-de-sac which runs off Cleveland Street to the rear of Fitzroy Square and is in the heart of Fitzrovia. The location is well connected with Warren Street (Northern and Victoria Lines) and Great Portland Street (Metropolitan, Circle and Hammersmith & City Lines) Underground Stations within a short walking distance.



LOCAL AMENITIES

1. Market Halls
2. Kingly Court
3. Kerb
4. Centrepont
5. Shake Shack
6. John Lewis
7. Next
8. Franco Manca
9. Roka
11. West Elm
12. The London Gin Club
13. Pollen Street Social
14. Arcade Food Theatre
15. Soho Theatre
16. Barrafin
17. Hakkasan
18. Charlotte Street Hotel

LIFESTYLE

1. Psyche
2. Soul Cycle
3. Digne
4. Barrecore

KEY OCCUPIERS

1. Facebook
2. Estée Lauder
3. Netflix
4. Nike
5. BBC
6. Google



FURTHER INFORMATION

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

37B

VAT

The building is elected for VAT.

FLOOR PLANS

Scaled floor plans available upon request.

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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.