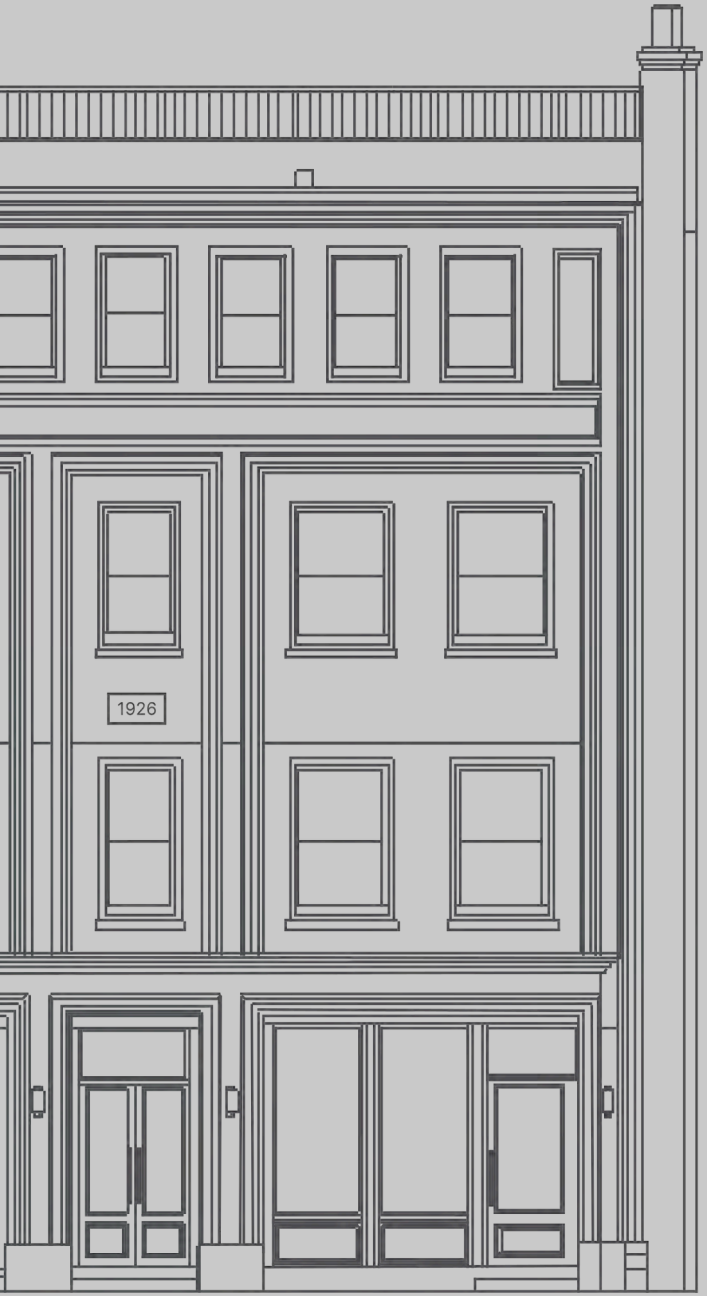


20-22 MORTIMER STREET

LONDON W1

LG Floor

1,682

Lower Ground Floor

Opportunity Suitable for Class E

(Office, Retail, Leisure, Medical, etc.)


1924

DESCRIPTION

The property occupies a prominent position and has recently undergone a comprehensive refurbishment to an exceptionally high standard, providing contemporary commercial accommodation arranged over Lower Ground to Third Floors.

The accommodation currently being offered comprises the Lower Ground Floor, which is available independently or in conjunction with the Ground Floor. When occupied independently, the premises are accessed via the building's main office reception. Alternatively, the Lower Ground and Ground Floors can be combined to provide a self-contained unit, with two designated soft spots incorporated into the structure to facilitate the installation of an internal connecting staircase by the Landlord.

The Lower Ground Floor provides versatile, open-plan accommodation benefiting from natural light via pavement lights to the front and a rear yard, which also offers a small external terrace area for occupiers.

The premises form part of a comprehensively refurbished building, offering a high-quality environment suitable for a variety of commercial uses. The flexible configuration allows occupiers to take the Lower Ground Floor independently or together with the Ground Floor, depending on their operational requirements.

The accommodation would suit a wide variety of Class E occupiers, including offices, creative and media production businesses, showrooms, medical, wellness and leisure operators, subject to any necessary consents.

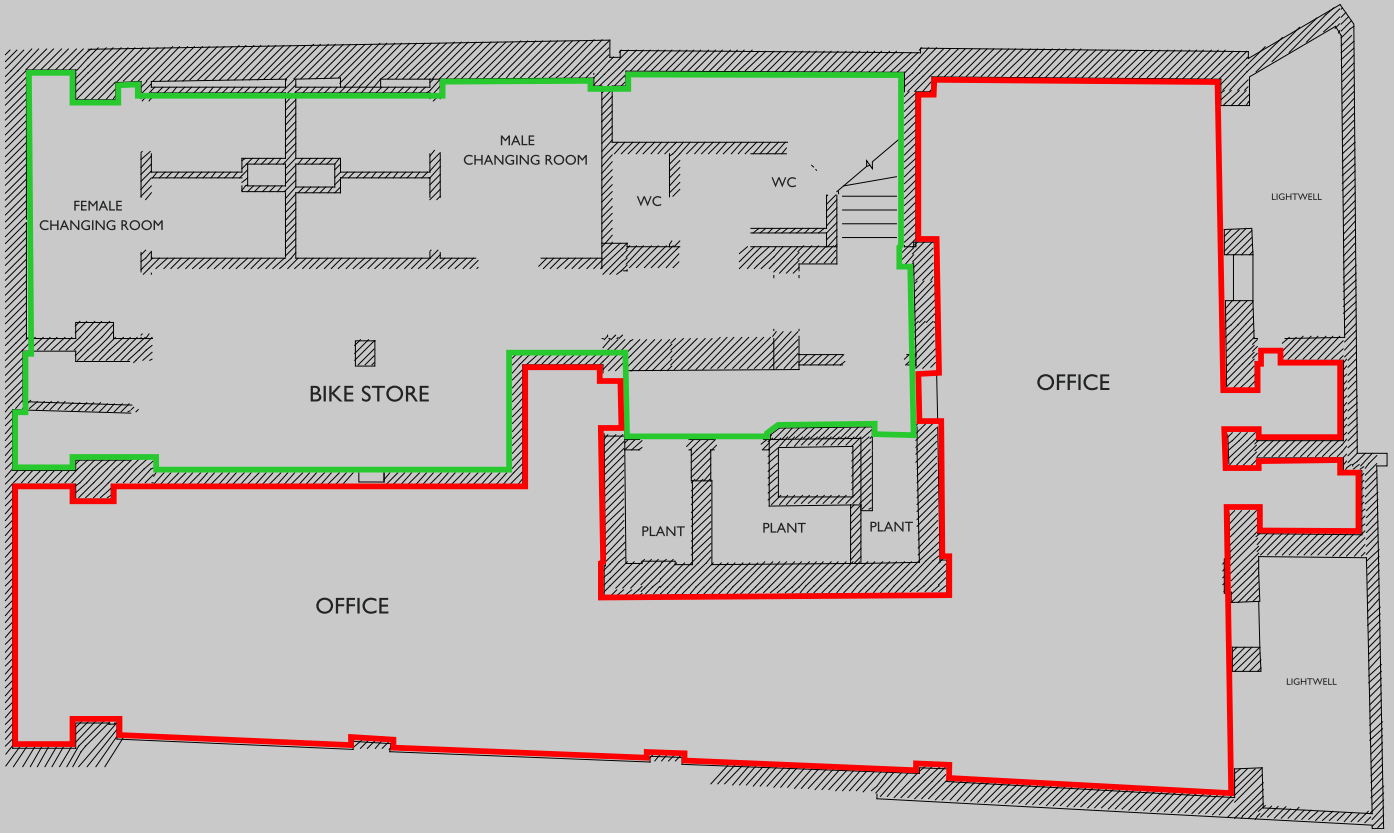
The wider building also benefits from a communal roof terrace at Third Floor level, further enhancing its appeal to prospective occupiers.

FINANCES

FLOOR	TOTAL
Total Size (sq.ft.)	**1,649**

LGF Ceiling Height 2.8m

LOWER GROUND FLOOR | 1,636 SQFT

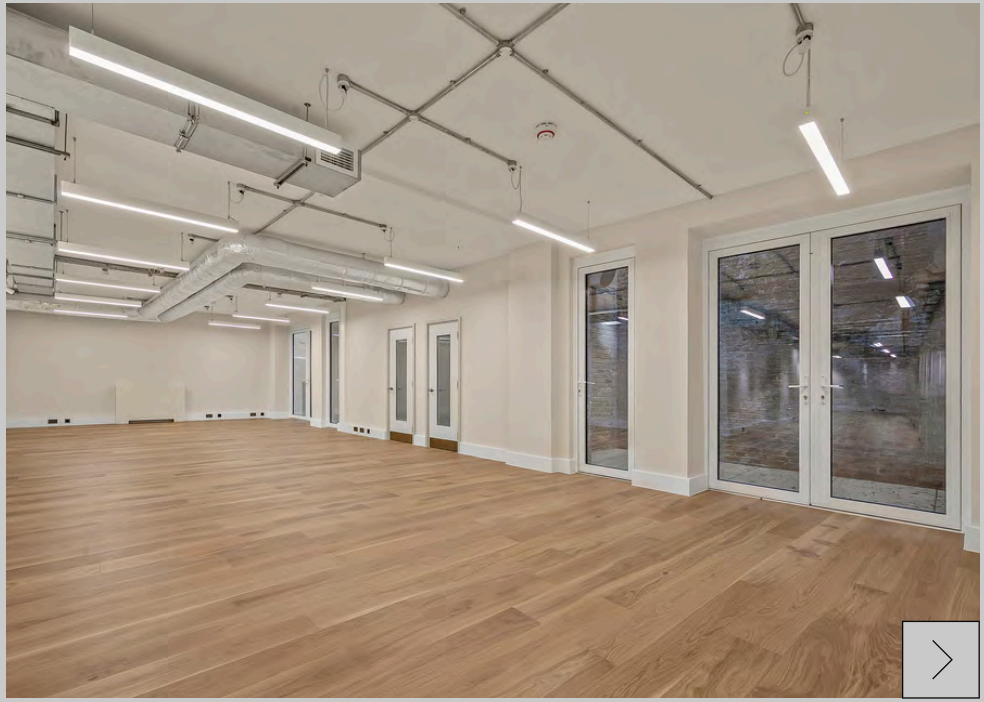


Please note not to scale.

Scaled floor plans available uppon request.








LGF Shower Facilities (Communal)


LGF Shower Facilities (Communal)


LGF Bike Storage (Communal)


London Edition Hotel



Salt Yard


ROKA


Mortimer House

LOCATION

LOCATED IN CENTRAL LONDON

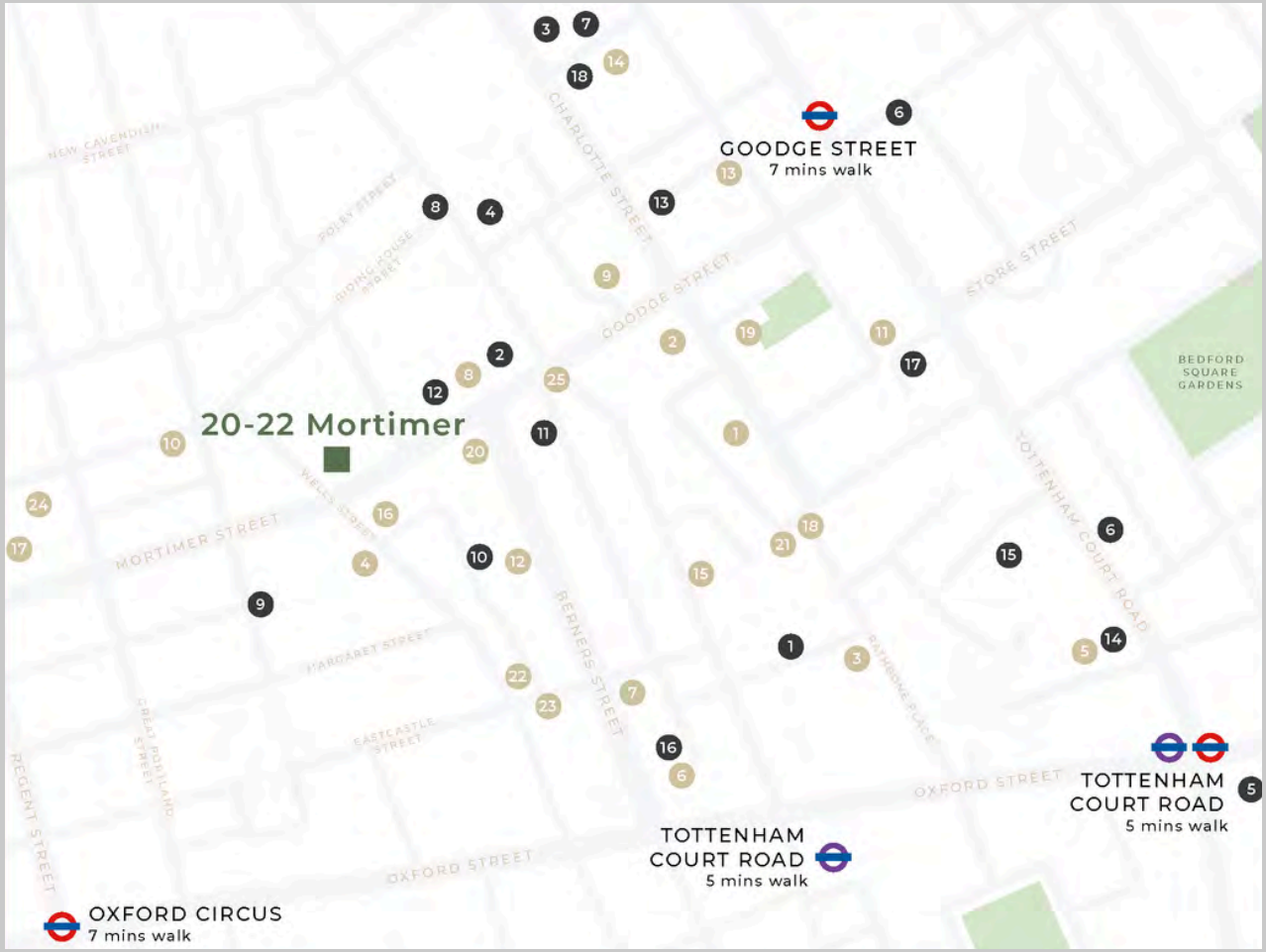
The property is located on the north side of Mortimer Street in-between the junctions of Nassau Street and Wells Street. The property boosts a fantastic south facing position in the heart of Fitzrovia. Located opposite of Mortimer House, the area is enriched by media, fashion and financial occupiers.

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.

THE NEIGHBOURHOOD

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 Cafe
11. Bao Fitzrovia
12. Sanderson Hotel
13. Noize
14. Bubbledogs
15. The Mandrake Hotel
16. Mortimer House
17. Psycle
18. Lima
19. Pied a Terre
20. Flesh & Buns
21. Six by Nico
22. Kaffeine
23. Arros QD
24. The Nest
25. New Hotel

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



CONTACT US

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

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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

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 uppon request.

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.