



22

WARWICK

LONDON

6,404 sq ft of sophisticated fitted workspace, offering a self-contained HQ nestled between the vibrancy of Soho and the charm of Mayfair.

DELIVERING IN

Spring 2027

Intro

Building Façade

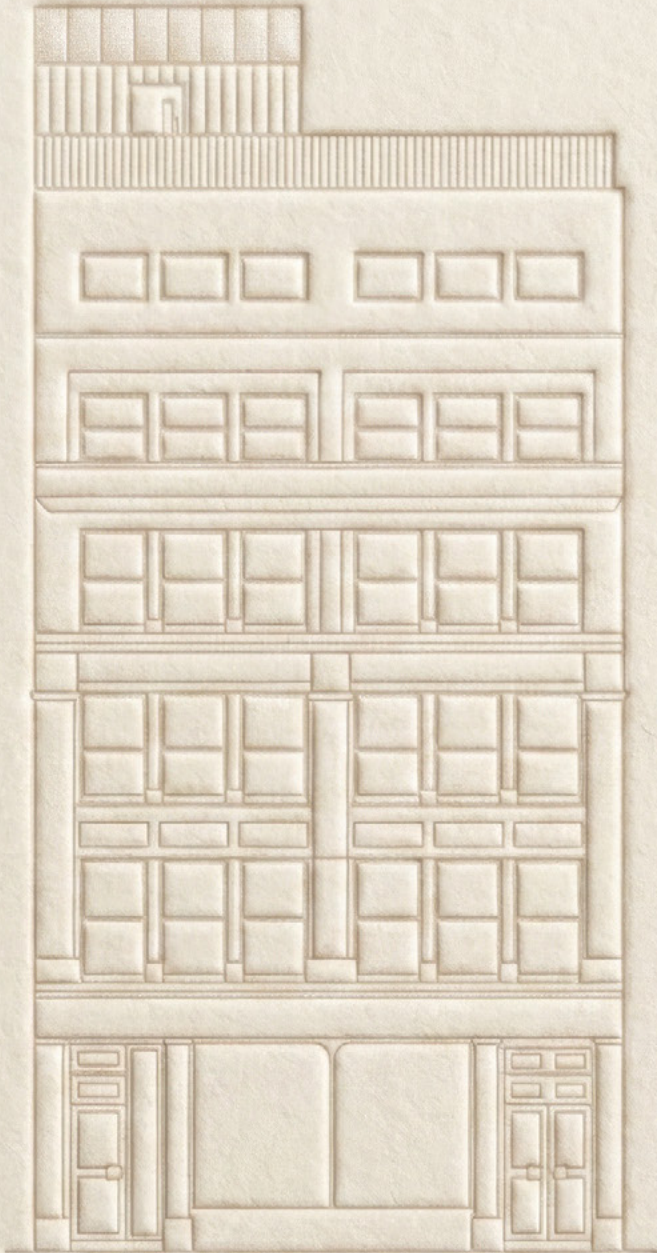


An indicative view of 22 Warwick Street



An indicative view of the Private Roof Garden

Schedule of Areas

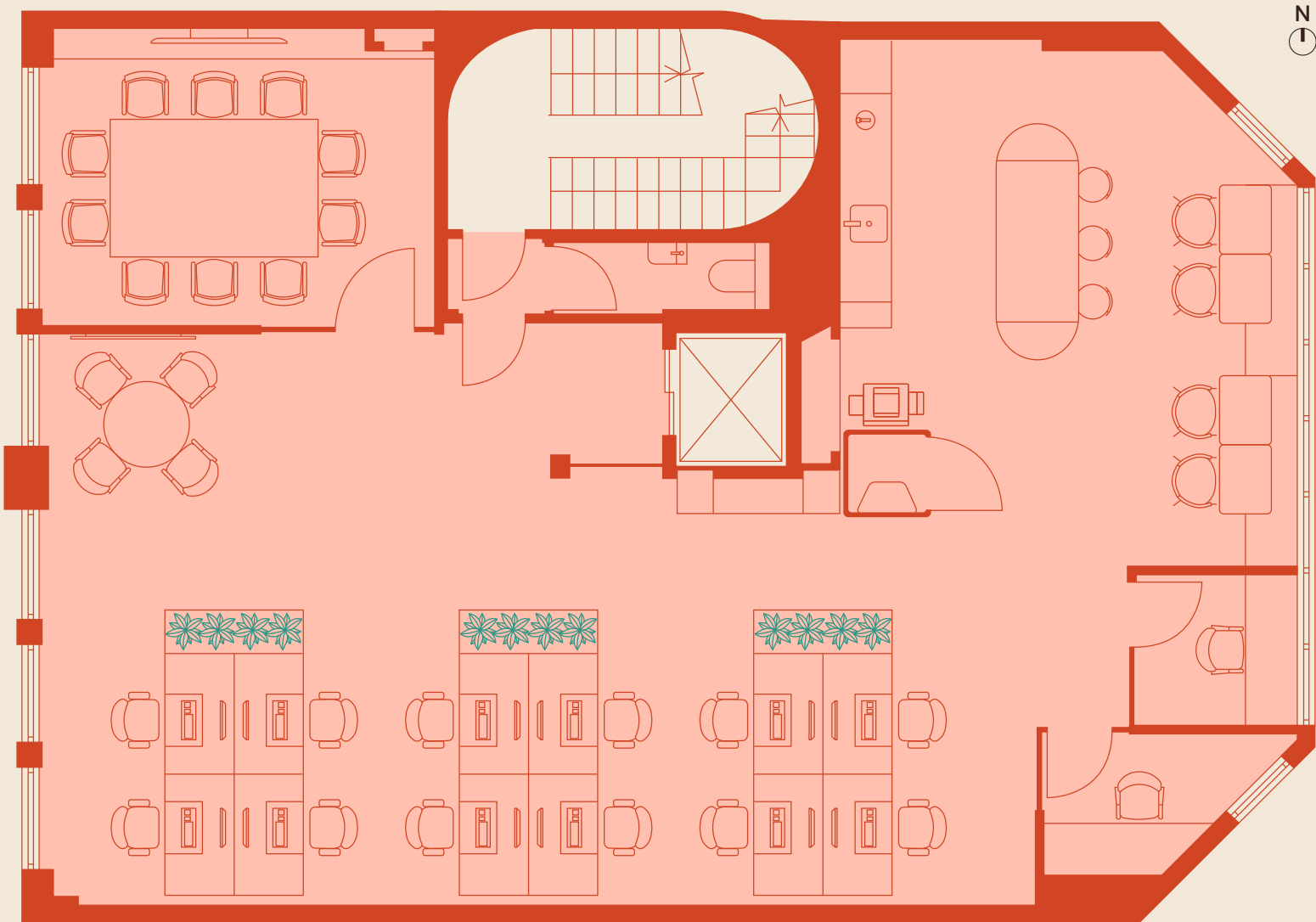


Level 6	Private Roof Garden		
Level 5	Office	1,111 sq ft	103 sq m
Level 4	Office	1,275 sq ft	118 sq m
Level 3	Office	1,275 sq ft	119 sq m
Level 2	Office	1,271 sq ft	118 sq m
Level 1	Office	1,273 sq ft	118 sq m
Ground	Reception	199 sq ft	19 sq m
Total Office Available		6,404 sq ft	595 sq m

Typical Floor

1,273 sq ft
118 sq m

- x12 workstations
- x1 10 person boardroom
- x1 meeting space
- x1 teapoint and breakout
- x3 phone booths



In Summary



Best-in-class boutique
Workspace
fully fitted for immediate occupation



Brand New
reception arrival
with secure access



Level 6 amenity
Roof Terrace



New passenger *Lift*
serving all floors



EPC *A*
all-electric building



Indicative CAT B images of the office space



YOUR NEIGHBOURHOODS

Where Mayfair's confidence and
Soho's cultural vitality come together

Mayfair

Get in Touch

21-22 Warwick Street
London W1B 5NE

RUBIX

George Reynolds

george@rubix.london
+44 (0) 7754 835 744

Poppy Taylor

poppy@rubix.london
+44 (0) 7713 630 101

SHB/

Rhys Evans

revans@shbre.co.uk
+44 (0) 7788 724 400

Eve Downey

edowney@shbre.co.uk
+44 (0) 7557 094 526

A Development by

ARAX PROPERTIES

This brochure is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Issued Q3 2026.