

21-23 GRAFTON MEWS, FITZROVIA W1

766 SQ FT

EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



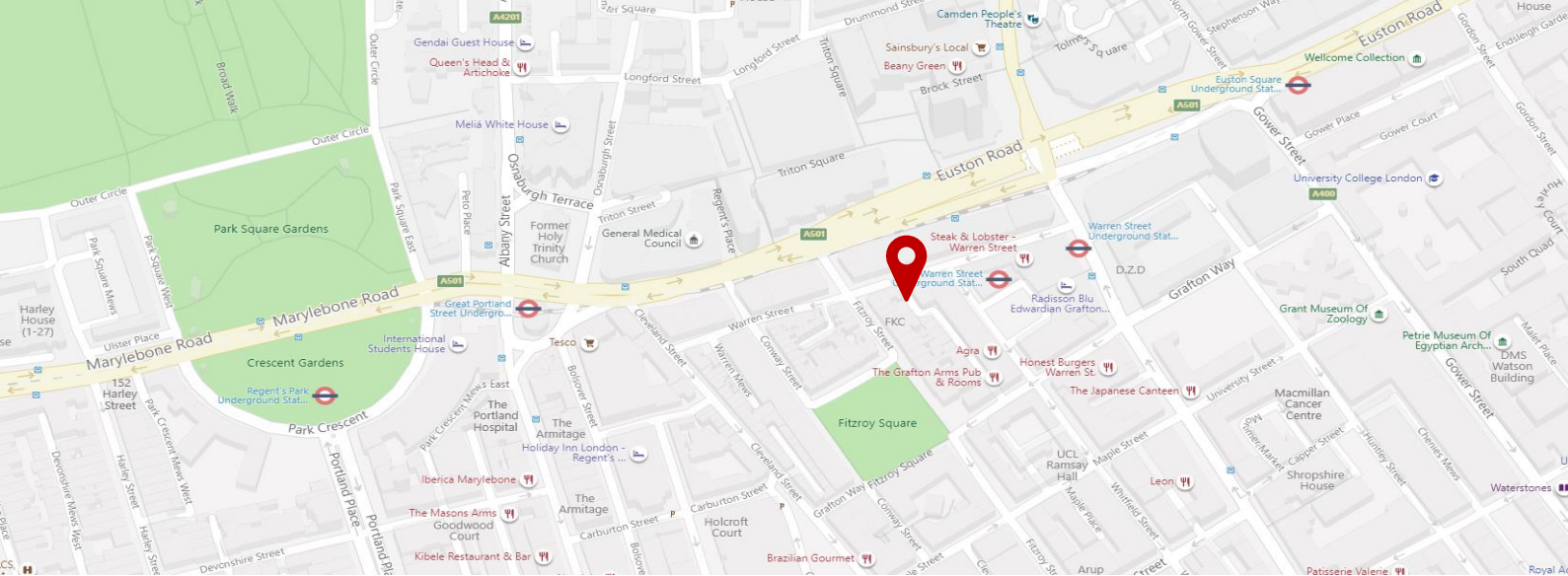
PENTHOUSE IN NEWLY REFURBISHED MEWS, IN FITZROVIA...

Grafton Mews, is an attractive cobbled mews with through road connecting Warren Street (North) & Grafton Way (South). The building was comprehensively refurbished last year. The penthouse floor is being offered fitted and has access to a private terrace, a fitted meeting room, kitchenette, WC's & shower.

Penthouse floor	Private roof terrace	Crittall style meeting room	Wooden floors	LED lighting	Air conditioning
Characterful features	Refurbished entrance with waiting area	Perimeter trunking (fully cabled)	Furniture available (to be agreed)	Shared kitchenette	WC's & shower

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LOCATION

Good location in Northern Fitzrovia. Close to the junction of Warren Street.

Abundance of local amenities within proximity to the building: Steak & Lobster, Honey & Spice, Bang Bang, Honey & Co. etc.

TRANSPORT

Warren Street (2 min walk) Victoria & Northern Lines

Great Portland Street (5 min walk) Hammersmith & City & Metropolitan Lines

Various bus routes available along Tottenham Court Road nearby.

FLOOR	SIZE (SQ FT)	RENT (PA)	RATES (PSF)	SC (PSF)	TOTAL COST
2nd	766				
Total	766 sq ft	£45,000	C.£19,000	C.£5,750	c.£70,000

TENURE Leasehold
LEASE Available by way of a flexible sublease, term to be agreed between the parties.

EPC TBC
OTHER Available on completion of legal' s.

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
 020 7009 2300

Charlie Killen
ckillen@edwardcharles.co.uk

Ian Bradshaw
ibradshaw@edwardcharles.co.uk

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