

3 FITZROY MEWS

USE

Offices – B1

FLOORS & SIZE

Third Floor	281 SQ.FT.	26.10 SQM.
TOTAL	981 SQ.FT.	91.13 SQM.
First Floor	369 SQ.FT.	34.28 SQM.
Second Floor	331 SQ.FT.	30.75 SQM.
Elect Electro		24.20 6014

Circa 25-30 workstations.

THE SPACE

Tucked away on a quiet cobbled mews, 3 Fitzroy Mews offers a self-contained upper floor building. Floors offer good natural light from the front of the building, with wood flooring throughout and modern strip lighting.

HIGHLIGHTS

- Self-Contained Upper Floor Building
- Good Natural Light from Sashed Windows
- Good Ceiling Height Throughout
- Wood Flooring
- Modern Strip Lighting
- Perimeter Trunking
- Kitchenette
- Cloakrooms
- Central Heating

CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.



COSTINGS

	PSF	PER ANNUM
Rent	£45.87	£45,000.00
Rates	£19.95	£19,570.95
Service Charge*	N/A	N/A
TOTAL	£65.82	£64,570.95
Estimated Monthly Costs.		£5,380.91

N.B – Typically commercial rents are paid quarterly in advance.

*There is not an account service charge, however the occupier is responsible for contribution to external repairs, when they happen.

LEASE

New lease, by arrangement. The lease will be contracted outside the Landlord and Tenant Act.

WHEN CAN YOU MOVE IN? Immediately, subject to legals.

DATAROOM

EPC & other reports are available upon request.

READY TO TALK?

Harrison Eagles Cary Dennington Daniel Castle Sarah Stevenson harrison@ldg.co.uk cary@ldg.co.uk daniel@ldg.co.uk sarah@ldg.co.uk

POSTCODE W1T 6DF	
NEIGHBOURHOOD Fitzrovia	
COMMUTE	

Great Portland Street. Warren Street.

Goodge Street.10 minsEuston.13 minsTottenham Court Road.15 mins

EATS

- Honey & Co.
- Kibele
- Honest Burger
- Bento Ya

3 mins

5 mins

• LEON.

The Albany

Little Nans

Bang Bang Vietnamese

• The Smugglers Arms

LIQUID LUNCH

The Remedy

PureGym

0207 290 0599

0207 291 0993

0207 290 0590

0207 290 0595

Astanga Yoga

- Simmons Bar
- The Lore Of The Land

A STRETCH AWAY

- FitnessFirst
- Ringtone Boxing Gym
 - m FRAME• Regents Park
- LOCAL AUTHORITY Camden.

f y in ©
ldg.co.uk
@ldglondon
0207 580 1010

The LDG Partnership LLP (LDG) give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged b LDG has any authority to make any representation or warrant whatsoever in relation to this property.

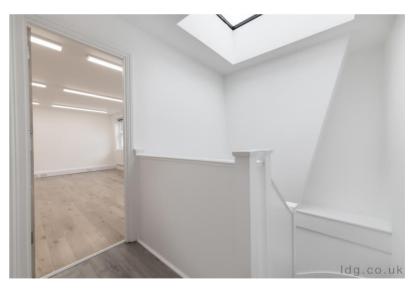
office to let 2 of 4

WELCOME TO 3 FITZROY MEWS. . . .









f y in Idg.co.uk @ldglondon 0207 580 1010



READY TO TALK?

Harrison Eagles harrison@ldg.co.uk 0207 290 0599 Sarah Stevenson sarah@ldg.co.uk 0207 290 0595 Cary Dennington *cary@ldg.co.uk* 0207 291 0993 Daniel Castle *daniel@ldg.co.uk* 0207 290 0590

OUR FRIENDLY FACES . . .





READY TO TALK? Harrison Eagles harrison@ldg.co.uk 0207 290 0599 Sarah Stevenson sarah@ldg.co.uk 0207 290 0595

Cary Dennington *cary@ldg.co.uk* 0207 291 0993 Daniel Castle *daniel@ldg.co.uk* 0207 290 0590 f y in @ @ldglondon 0207 580 1010