



**LDG** The Creative Property Team

ldg.co.uk

# 3 FITZROY MEWS

## USE

Offices – B1

## FLOORS & SIZE

First Floor	369 SQ.FT.	34.28 SQM.
Second Floor	331 SQ.FT.	30.75 SQM.
Third Floor	281 SQ.FT.	26.10 SQM.
<b>TOTAL</b>	<b>981 SQ.FT.</b>	<b>91.13 SQM.</b>

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
<b>Rent</b>	£45.87	£45,000.00
<b>Rates</b>	£19.95	£19,570.95
<b>Service Charge*</b>	N/A	N/A
<b>TOTAL</b>	<b>£65.82</b>	<b>£64,570.95</b>

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.

## POSTCODE

W1T 6DF

## NEIGHBOURHOOD

Fitzrovia

## COMMUTE

Great Portland Street.	3 mins
Warren Street.	5 mins
Goodge Street.	10 mins
Euston.	13 mins
Tottenham Court Road.	15 mins

## EATS

- Honey & Co.
- Kibele
- Honest Burger
- LEON.
- Bento Ya
- Bang Bang Vietnamese

## LIQUID LUNCH

- The Remedy
- Simmons Bar
- The Lore Of The Land
- The Albany
- The Smugglers Arms
- Little Nans

## A STRETCH AWAY

- PureGym
- Ringtone Boxing Gym
- Astanga Yoga
- FitnessFirst
- FRAME
- Regents Park

## LOCAL AUTHORITY

Camden.



## READY TO TALK?

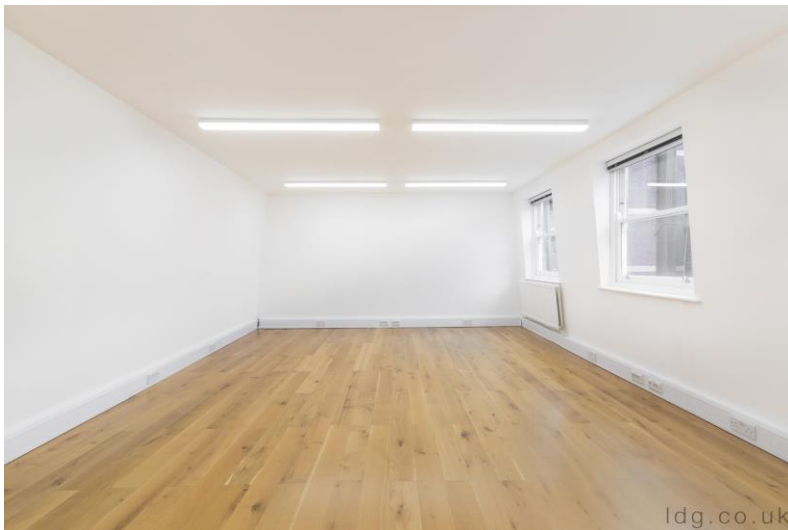
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# WELCOME TO 3 FITZROY MEWS . . . .



READY TO TALK?

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# OUR FRIENDLY FACES . . . .



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