

## 3 – 4 BYWELL PLACE, FITZROVIA, W1



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### Rare Mews Office in Fitzrovia To Let

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828 – 1,883 sq ft (76.92 – 174.94 sq m)

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## LOCATION

Located in the heart of Fitzrovia, 3 – 4 Bywell Place is situated on the west side of Bywell Place in close proximity to the junction with Wells Street and Mortimer Street. Fitzrovia is renowned for its array of independent retailers, coffee shops and other eateries. The building is in a prime spot for young media and fashion occupiers alike.

Transport links are excellent with Goodge Street (Northern line), Oxford Circus (Victoria, Central and Bakerloo Lines) and Tottenham Court Road (Northern and Central lines) stations all within easy walking distance of the building.

## ACCOMMODATION

The available accommodation is spread over 3 floors and is available as follows:

<b>Second Floor:</b>	828 sq ft	76.92 sq m
<b>Ground &amp; Basement:</b>	1,055 sq ft	98.01 sq m
<b>Total:</b>	1,883 sq ft	174.94 sq m

## AMENITIES

- Kitchenette
- Comfort Cooling
- Wood Floor
- Perimeter Trunking
- Entry Phone
- 24 Hour Access
- Excellent Natural light (2<sup>nd</sup> floor)
- Roof Terrace ( 2<sup>nd</sup> floor)

## COSTS

Second Floor		Ground & Basement	
Rent:	£ 55.00 per sq ft	Rent:	£ 35.00 per sq ft
Rates:	£ 17.61 per sq ft	Rates:	£ 16.14 per sq ft
Service Charge:	£ TBC	Service Charge:	£ TBC

## TERM

A sublease is available for a term to September 2025. An assignment of the entire lease is also available subject to the existing sublease on the first floor.

## VIEWING

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