



LDG

The
Creative
Property Team

ldg.co.uk

3 FITZROY MEWS

office to let 2 of 4

USE

Offices – B1

FLOORS & SIZE

Ground Floor	368 SQ.FT.	34.15 SQM.
First Floor	369 SQ.FT.	34.28 SQM.
Second Floor	331 SQ.FT.	30.75 SQM.
Third Floor	281 SQ.FT.	26.10 SQM.
TOTAL	1,349 SQ.FT.	125.33 SQM.

Circa 25-30 workstations.

THE SPACE

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

HIGHLIGHTS

- Self-Contained Building
- Potential To Rent Floors Separately
- 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.

COSTINGS

(Entire Building)	PSF	PER ANNUM
Rent	£40.00	£53,960.00
Rates	£14.66	£20,096.00
Service Charge*	N/A	N/A
TOTAL	£54.66	£74,056.00

Estimated Monthly Costs. £6,171.34

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

*As a self-contained building, there is not an account service charge, however the occupier is responsible for contribution to external repairs when they happen. If floors are let individually, our client will need to apply a service charge.

VIRTUAL VIEWINGS

To have a virtual tour of this office, click [here](#). Bookings for live virtual tours are available, so we can walk you through how great this space is.

FURNITURE

Furniture packages are available, subject to negotiation.

LEASE

Lease lengths from 12 months. 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	harrison@ldg.co.uk
Cary Dennington	cary@ldg.co.uk
Daniel Castle	daniel@ldg.co.uk
Sarah Stevenson	sarah@ldg.co.uk

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.



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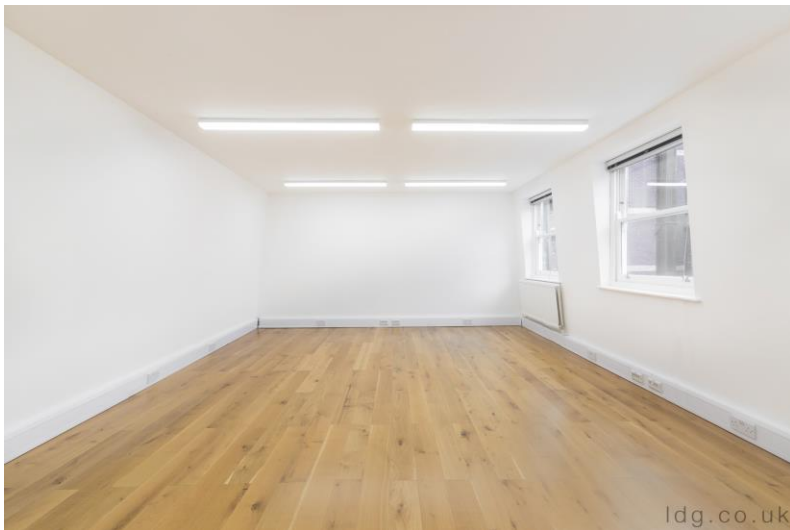
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WELCOME TO 3 FITZROY MEWS. . . .

3 of 4



OUR FRIENDLY FACES

4 of 4



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