



ROBERT IRVING BURNS



10/11 STEPHEN MEWS

FITZROVIA W1 1AQ

TO LET
ECONOMICAL MEWS OFFICES IN THE
HEART OF FITZROVIA

SUITABLE FOR CLASS E
(OFFICE, RETAIL, MEDICAL, CLINICAL ETC.)

2,277 SQ. FT.

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Description

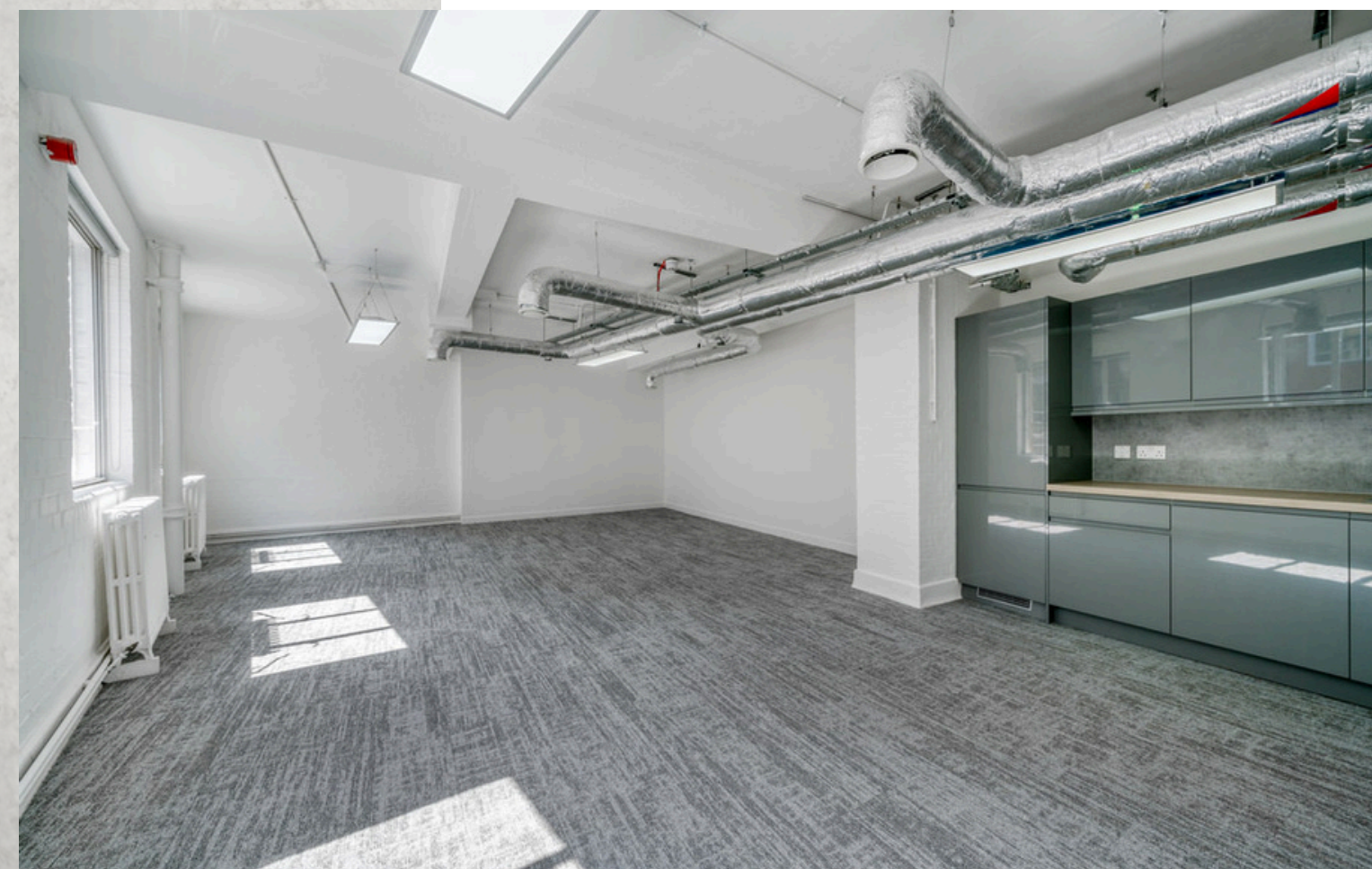
The accommodation is arranged over the first floor and is accessed via an internal stairwell. The premises have recently been refurbished to a high standard benefiting from new carpeted flooring, LED lighting, airflow & AC system. There is a newly kitchen complete with fridge and dishwasher. There are internally demised WC facilities and a shower.

The premises are divided into four separate rooms and enjoys great natural light from front and rear. There is a central heating system and a fibre line running into the premises.

The opportunity can be delivered fully furnished subject to separate negotiation.

Specification

- Attractive Mews Building
- Central Heating
- Entry Phone System
- Good Natural Light
- WC & Shower Facilities
- Raised Flooring
- Fitted Kitchen
- New AC and Airflow System
- New LED Lighting
- Smart Common Parts
- Walking Distance From Tube Station



Location



Crosstown



Drunch



The Ninth



The Riding House Cafe

Location

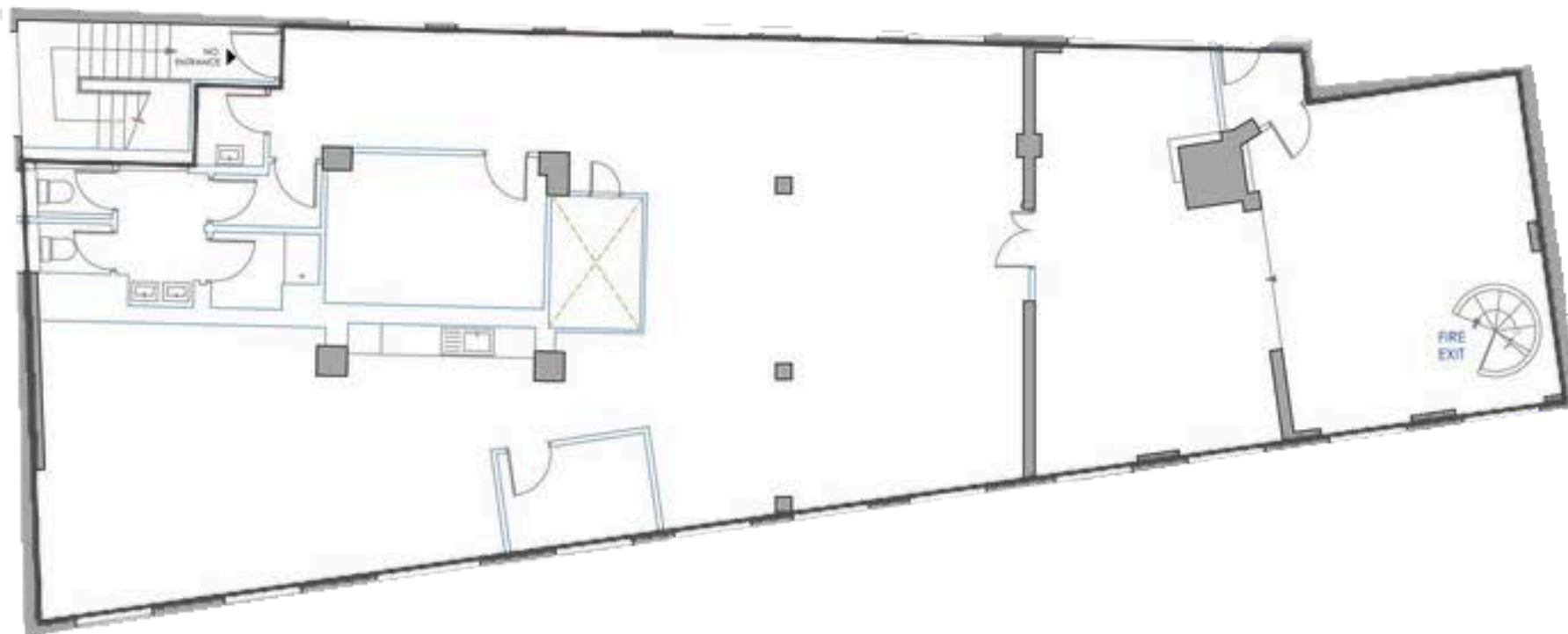
The property is located towards the rear of the south side of Percy Street which is approximately 200 metres to the north of Oxford Street, linking Tottenham Court Road and Charlotte Street in the W1 district of central London.

This area north of Soho is known both as Fitzrovia and Noho and is an area that is popular with the advertising, media, design and public relation sectors.

The location is popular and vibrant with its wide choice of good quality restaurants, cafes and bars.

Accommodation

The accommodation measures as follows:
2,277 Sq Ft
Not to scale.



Floor	First floor
Total Size (sq.ft.)	2,277
Quoting Rent (p.a.) excl.	£84,249
Service Charge (incl. VAT)	circa. £30,000
Estimated Rates Payable (p.a.)	£52,088
Estimated Occupancy Cost excl. (p.a.)	£166,337

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Please note service charge is approx. £5-£7 per sq. ft.

LEASE

A new lease direct with the landlord for a term to be agreed, outside the Landlord & Tenant Act 1954.

Please note flexible lease terms are available.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

This building is elected for VAT.

FLOOR PLANS

Scaled floor plans available on request.

VIEWINGS

Strictly through Robert Irving Burns.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. July 2024



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