

CONVERTED WAREHOUSE TO LET FITZROVIA, LONDON W1



**SELF-CONTAINED
CHARACTER OFFICE
BUILDING LOCATED
WITHIN A MEWS.**

**TOTAL AREA
1,375 SQ FT – (128 SQM)**

**MOMENTS FROM
WARREN STREET STATION
AND ALL AMENITIES**

**19 GRAFTON MEWS
LONDON, W1T 5JB**

**AVAILABLE NOW
RENT - £75,000 PER ANNUM**



Description

A former warehouse converted to provide a self-contained character office arranged over the ground, first and second floors. The ground floor offers a range of uses with the upper floors benefitting from open plan office suites to include a kitchen on the first floor and W.C facilities on the second floor.

All local amenities are close by and within easy walking distance to Warren Street station.

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



Location

The property is located just off Warren Street close to the junction with Fitzroy Street and is equal distance to both Warren Street station (northern line) and Great Portland Street station (Metropolitan, Hammersmith & City & Circle lines).

Description

A self-contained character office within a former warehouse located in an attractive mews. Arranged over three floors of office suites to include a kitchen and W.C facilities.

Each floor benefits from an open plan area with excellent natural light.

Office Specifications

- ❖ Gas central heating
- ❖ Wood flooring
- ❖ Recessed spotlights
- ❖ Alarm
- ❖ Category 5 cabling
- ❖ Kitchen
- ❖ W.C Facilities
- ❖ Video entry phone
- ❖ Excellent natural light

Service Charge.

Re-charge of buildings insurance.

Rates

The Rateable Value for 2019/2020 is £34,500. Therefore the rates payable is approximately £16,940.

Terms

A new lease offered on terms by arrangement.

EPC

Rating D = 77.

VAT

The building is not elected for VAT.

Rent

£ 75,000 per annum exclusive of all outgoings.

Further Details

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