

**LONIC**

**020 7486 0900**  
LONDON & NEW YORK

**RIB**  
Robert Irving Burns

**STUNNING SELF CONTAINED  
MEWS OFFICE  
TO LET  
IN THE HEART OF FITZROVIA**

**ONLY £41.70 PER SQ. FT. !!!**

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**7  
BERNERS  
MEWS,  
LONDON,  
W1T 3AN**

**ONLY £41.70  
PER SQ. FT.**



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**Viewings  
through  
joint agents:**

**Jonny Novick**  
jn@lonic.eu  
07811 100 622

**Stephen Feiner**  
sf@lonic.eu  
07956 584 397

**Elliot Simmons**  
RIB  
Elliot@rib.co.uk  
07584 437 781

**Newly Refurbished  
Self-Contained Mews  
Building To Let  
In The Heart Of  
Fitzrovia**

**2,110 Sq. Ft.  
196 Sq. M.**

**Virtual Tour: <https://my.matterport.com/show/?m=fByKV18xaJ4>**

### Approximate Costs

Floor Area	Passing Rent	Business Rates Payable	Total Outgoings
Sq. Ft. Sq. M.	Per Annum Per Sq. Ft.	2019/2020 Per Annum Per Sq. Ft.	Per Annum PCM
2,110 196	£88,000 £41.70	£26,000 £12.32	£114,000 £9,500



## 7 BERNERS MEWS, LONDON, W1T 3AN

### Amenities:

Self-Contained Building

Newly Refurbished

Shower & WC

Excellent Natural Light

Open Plan

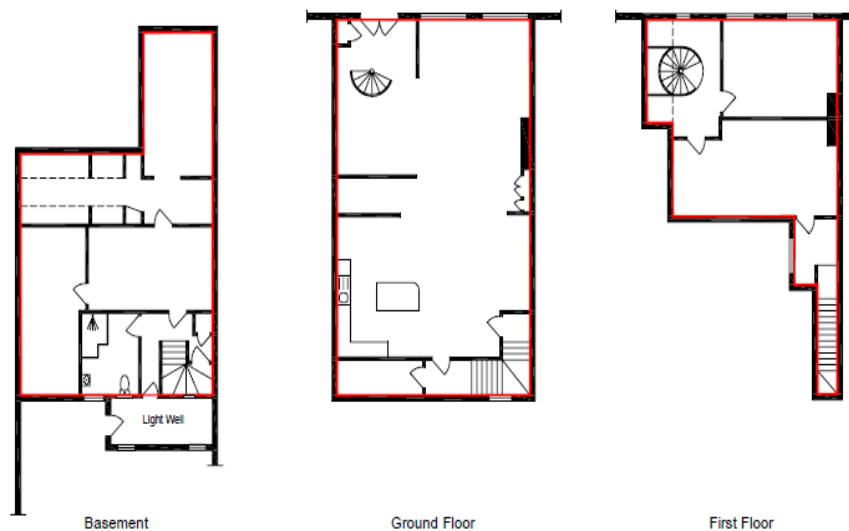
High Ceilings

Skylights

Fitted Kitchen

### Floor Plans:

Berners Mews



### LOCATION:

The property is located north of Oxford Street, just off Eastcastle Street close to its junction with Berners Street. Oxford Circus (Central, Victoria and Bakerloo lines) and Tottenham Court Road Underground Stations (Northern and Central lines) are both within a short walking distance.

### ACCOMODATION:

The property comprises of a character self-contained mews office building arranged over three floors.

### LEASE:

A new lease with terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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**Ground Floor (Inc. Kitchenette)**

**First Floor**

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**Lower Ground Floor**

**Bathroom (Lower Ground Floor)**

