



**7 Berners Mews,  
W1T 3AN  
2,110 SQ. FT. – 196 SQ. M.**

**CURRENTLY BEING  
REFURBISHED**

**IN THE HEART OF  
FITZROVIA  
TO LET SELF CONTAINED  
MEWS BUILDING**

**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.

**ACCOMMODATION:**

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

**AREA:**

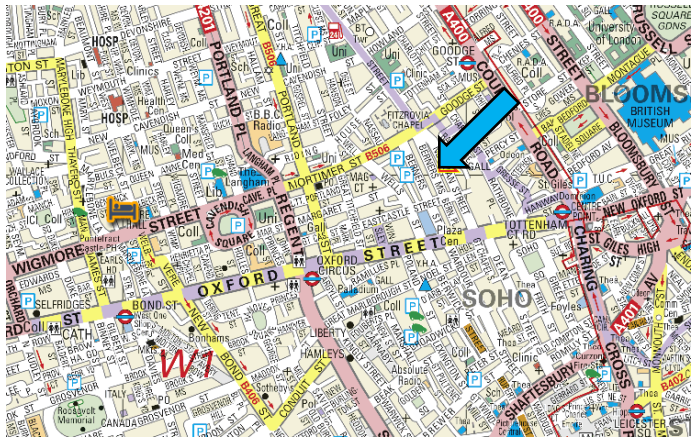
2,110 sq. ft. – 196 sq. m.

**Viewings strictly by  
appointment through sole  
agents:**

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## AMENITIES:

- Self contained building
- Shower
- Good natural light
- WCs
- High ceilings
- Gas central heating
- Skylights
- Fitted kitchen
- Open plan

## APPROXIMATE COSTS

| FLOOR AREA              | PASSING RENT            | BUSINESS RATES PAYABLE 2019/20 | SERVICE CHARGE | TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH |
|-------------------------|-------------------------|--------------------------------|----------------|---|
| 2,110 SQ FT<br>196 SQ M | £88,000pax<br>£41.70psf | £26,000pax<br>£12.32psf        | £N/A           | £114,000pa<br>£9,500pcm                   |

**LEASE:** New lease with terms to be agreed. The lease will be excluded from the Landlord and 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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