



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

OFFICES TO LET
15 WARREN MEWS, W1
1,343 ft² (125 m²) approx.
ATTRACTIVE SELF-CONTAINED
MEWS BUILDING

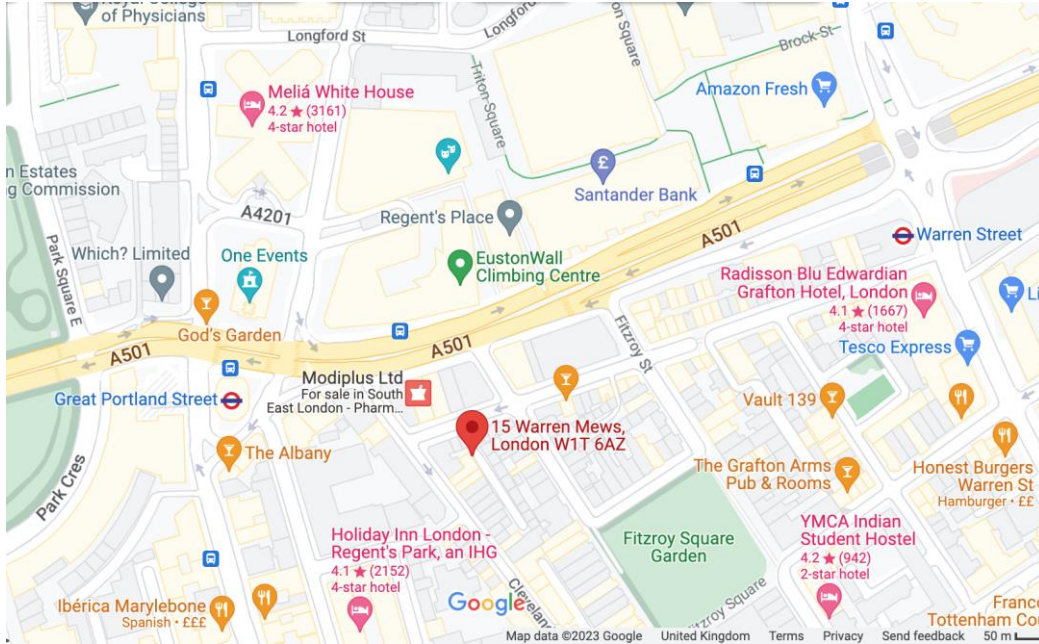


HIGHLIGHTS

- Self-contained office space located in the fashionable Fitzrovia area
- Unique and contemporary workspace
- High vaulted ceilings with the benefit of mezzanine level
- Generously sized meeting/ board rooms/ phone booths
- Ideal working environment with excellent natural light and open plan layout
- Spacious breakout/ kitchen area
- Walking distance to the energising Regent's Park

LOCATION

The premises is centrally located on the southern side of Warren Street, Warren Mews is a short walk away from Great Portland Street (**Metro, Circle and Hammersmith & City**) and Warren Street (**Northern and Victoria**) Underground Stations. The Fitzrovia area provides for easy access to both the City, West end and the recently developed Kings Cross estate.



There are numerous food and beverage operators on Great Portland Street and Warren Street including The Salt Yard, The Remedy Wine Bar, Fitzroy Tavern and Hugs & Bites. In addition to this Wasabi, Pret a Manger, and Black Sheep Coffee & Cocktails are also situated nearby within The Regents Place office campus.

FLOOR AREAS

Floor (NIA)	M ²	Ft ²	Quoting Rent
Ground Floor	65.37	596	£50.00 per ft ²
First Floor	57.60	620	
Mezzanine	11.80	127	
Total	124.77	1,343	

DESCRIPTION

The Property is arranged over the ground, first and mezzanine floor within a self-contained, mews building.

The amenities include:

- Private entrance
- Wooden floors
- Kitchen & break out area
- Meeting rooms & phone booths
- Excellent natural light
- Fibre available
- WC & Shower
- Central heating

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. Regulated by the RICS.



LEASE

The Property is to let as a whole by way of a new lease direct from the Landlord.

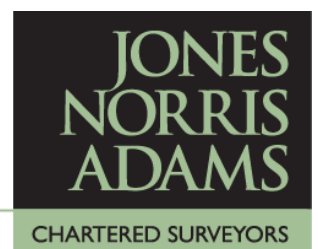
Planning Use	EPC	2017 RV	Insurance	VAT
Class E	D (Expires 17 th April 2028)	£54,000	Approximately £0.50 per ft ²	Not Elected

For more information or to arrange a viewing, please contact:

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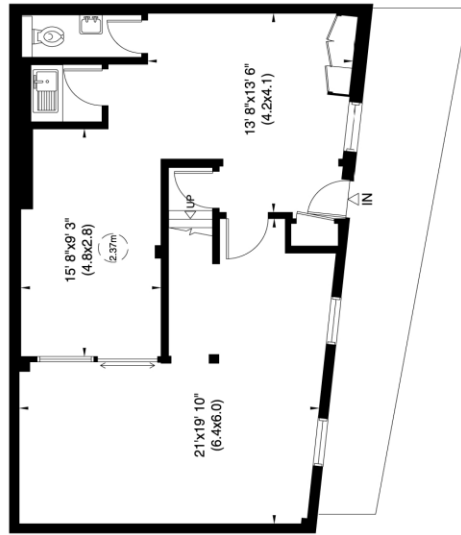
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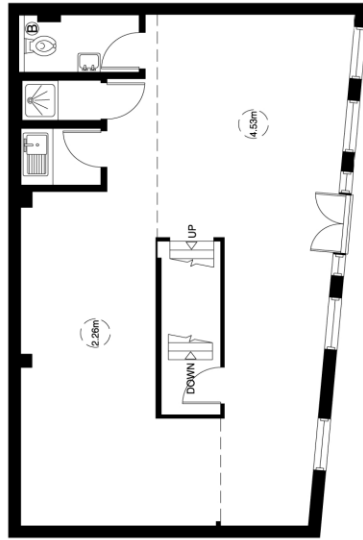
15 Warren Mews, W1

Gross internal area (approx.)
 171 Sq m (1840 Sq ft) Including Under 1.5m
 159 Sq m (1716 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale

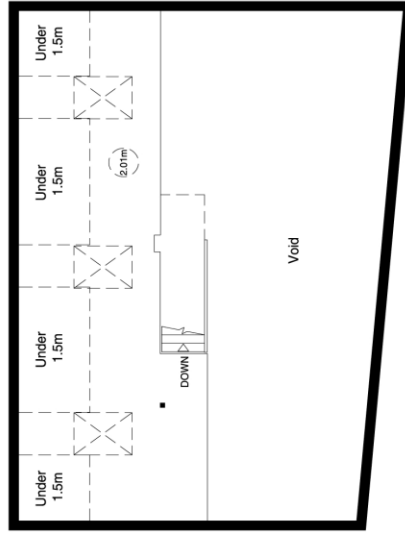
Floor Plan by **capital group** 020 8671 7722



Ground Floor



First Floor



Mezzanine

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).