

EST. 2019

21 **GRAFTON MEWS** 23

FITZROVIA LONDON W1

**FULLY REFURBISHED  
SELF CONTAINED MEWS OFFICE  
READY MAY 2019**



A stunning self contained mews office building redefined through a considerate refurbishment concentrating on bringing back to life the external historic detailing.

Internally a modern and bespoke high level internal specification delivers a creative office building.



CGI of First floor.



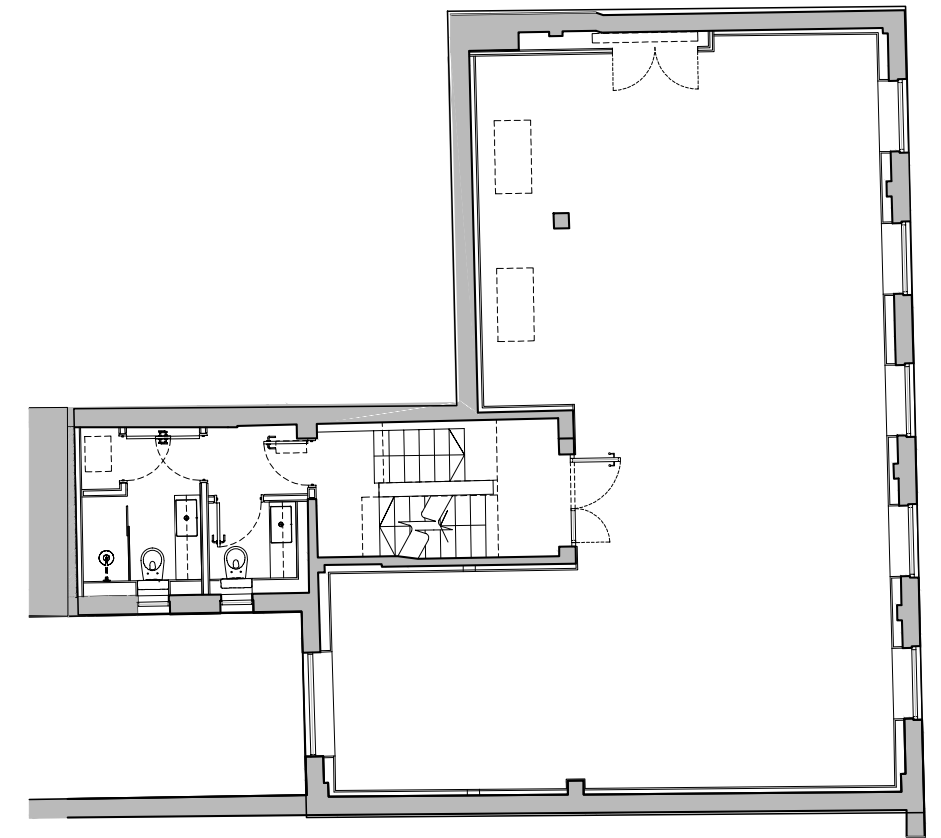
## AMENITIES

- Self Contained Offices
- Fully refurbished
- Open plan offices
- Second floor terrace
- Air conditioning
- New LED Lighting
- Perimeter Trunking
- Wood floors
- New WC's
- Shower
- Secure bike racks and lockers
- Fibre provisions and fully cabled

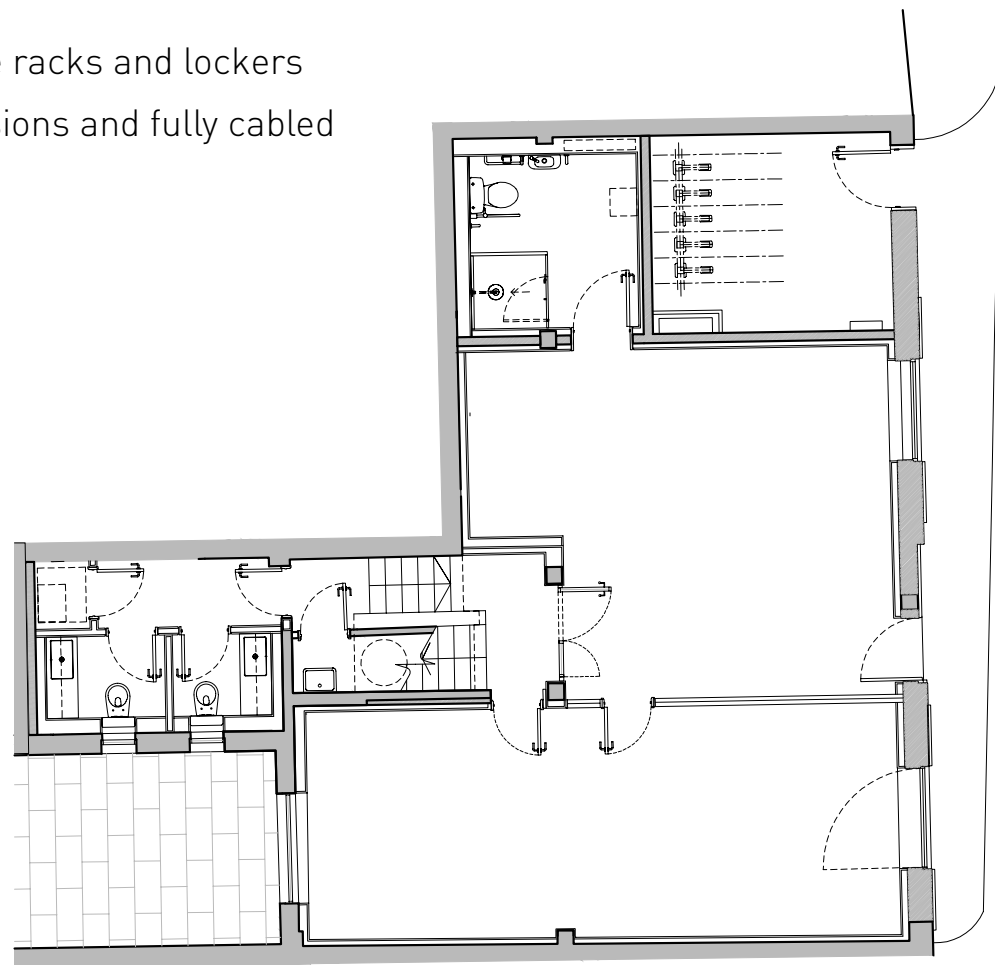
## AVAILABILITY

Floor	Sq Ft	Sq M
Second	766	71
First	983	91
Ground	776	72
<b>Total (Approx)</b>	<b>2,525</b>	<b>234</b>

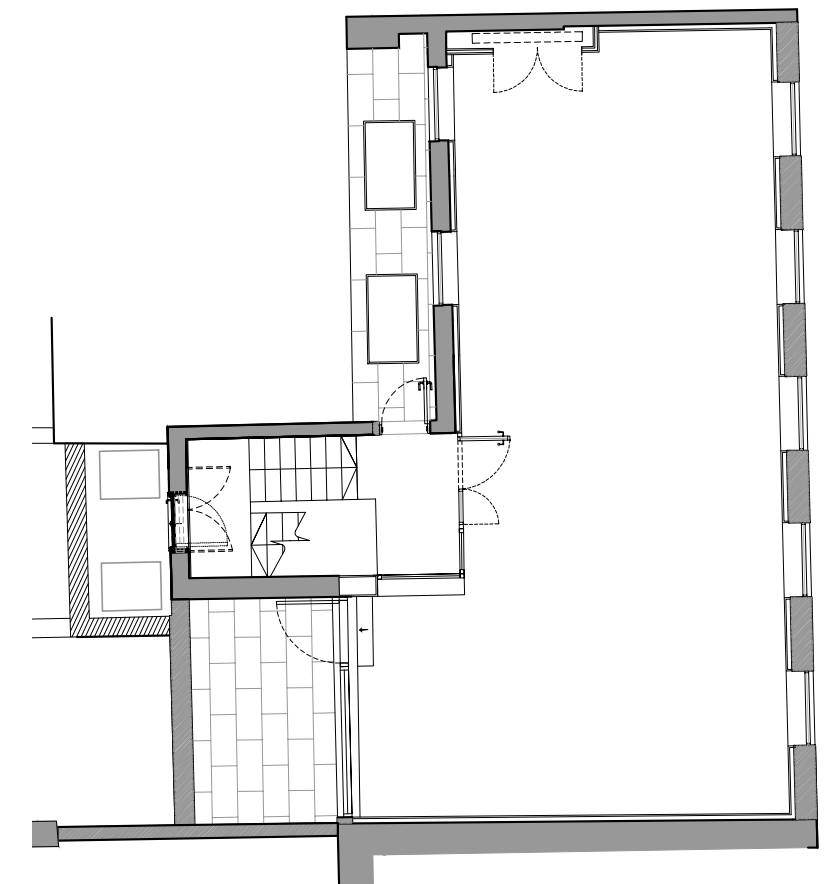
The floor areas will be confirmed by on site measurement upon completion of the building works.



First Floor



Ground Floor



Second Floor

Floor plans are not to scale



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Terms

A new lease direct from the landlord.

Rent

Upon application.

**EDWARD CHARLES  
& PARTNERS W1**  
CHARTERED SURVEYORS

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A Development by

**GMS**

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