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**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

## ATTRACTIVE SELF-CONTAINED MEWS BUILDING TO LET

**15 Warren Mews, W1U 6AZ**  
**1,343 ft<sup>2</sup> (125 m<sup>2</sup>) approx.**



### LOCATION

Located on the southern side of Warren Street, Warren Mews is a short walk away from Great Portland Street (**Metropolitan, Circle and Hammersmith & City**) and Warren Street (**Northern and Victoria**) Underground Stations. There are numerous restaurants and cafes on Warren Street. The Regents Place campus is also close by, which has a mix of retail, leisure and office occupiers such as Facebook, Debenhams and Santander.

## FLOOR AREAS

Floor	Sq. Ft	Sq. M
Ground	596	55.37
First	620	57.60
Mezzanine	127	11.80
<b>TOTAL</b>	<b>1,343</b>	<b>124.77</b>

## DESCRIPTION

The property is arranged over the ground, first and mezzanine floor within a self-contained, mews building. Our client refurbished the Property in 2018. The amenities include:

- Central heating
- Shower
- Fitted Kitchen
- Two Meetings Rooms
- Good natural light
- Alarm system
- Fibre available
- LG7 lighting



## LEASE

Our client holds a full repairing (subject to a schedule of condition) and insuring lease, **inside** the security of tenure provisions of the 1954 L&T Act, until July 2023, subject to a Tenant only break clause in July 2021. The passing rent is £57,500 per annum (£42.81 per ft<sup>2</sup>) is not subject to further review. B1 Use is permitted. An Assignment of this lease is available.

Alternatively, a new lease is available from the Landlord.

**RENT**  
£42.81 psf

**2017 RATEABLE VALUE**  
£54,000

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

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