



RARE PURCHASING OPPORTUNITY ATTRACTIVE COBBLED MEWS LOCATION FITTED & FURNISHED - FIBRE - AIRCONDITIONING - VIRTUAL FREEHOLD





6 Brownlow Mews











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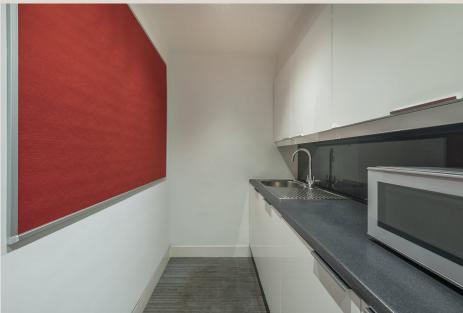




6 Brownlow Mews









## **DESCRIPTION**

Located on a quaint cobbled mews in Bloomsbury, 6 Brownlow Mews is a self-contained ground floor workspace which has been refurbished to a contemporary finish, fitted with a well-proportioned meeting room. Excellent levels of natural light fill the office from the premises window frontage, which also offers branding opportunity for an occupier.

#### **HIGHLIGHTS**

- Rare Purchasing Opportunity
- £1,195,000 Subject To Contract
- · Self-Contained Ground Floor Building
- Attractive Cobbled Mews Lined With Planters
- Fitted & Furnished With Meeting Room
- · Air-Conditioning
- Ground Floor Window Frontage
- Electric Shutter
- Fibre Connectivity
- Shower
- · Cloakrooms
- Kitchenette

### **PRICE**

£1,195,000 – Subject To Contract.

### CONNECTIVITY

The premises benefits from fibre connectivity. Further information upon request.

### **FURNISHINGS**

The existing furnishing could also be available, by negotiation.

#### **TENURE**

A sale of the existing 985 long-leasehold interest (virtual freehold), subject to a peppercorn rent. The premises will be sold with full vacant possession.

# VAT

The property is elected for VAT.

## **OCCUPATIONAL COSTS:**

Rates Payable- £14,720 p/a. Service Charge - circa. £2,000 p/a

### **COMMUTE**

Chancery Lane. 5 mins Farringdon. 8 mins Russell Square. 11 mins Holborn. 13 mins Kings Cross. 17 mins

#### **PARKING**

Hatton Garden Car Park 5 mins

#### **FOODIE HOTPOTS**

- Luce e Limoni Otto's
- Ciao Bella Faros

# **VIEWINGS**

Bookings for physical and virtual tours are also available, so we can walk you through how great this space in.

# ADDITIONAL INFORMATION

EPC & other reports are available upon request.



Demise	sq ft	sq m	Availability
Ground	1,267	117.71	Under Offer
Total	1,267	117.71	





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