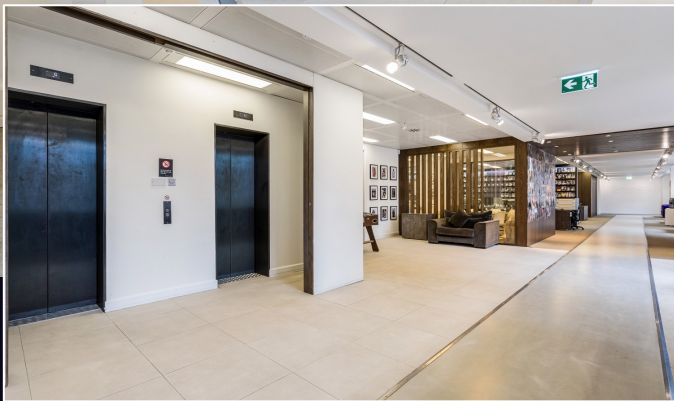
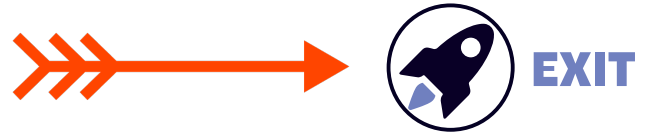




MAKING MOVES



**1<sup>ST</sup> FLOOR,  
27-35 MORTIMER STREET,  
LONDON,  
W1T 3JF**

**5,800 SQ FT**

**HIGHLIGHTS:**

- Plug & Play
- High Ceilings
- Good Natural Light
- Meeting Rooms and Board Rooms
- Lift Access
- Demised Reception Area
- Impressive Manned Reception Entrance
- Bike Storage, Showers and Car Parking

**WE ARE OFFICES**

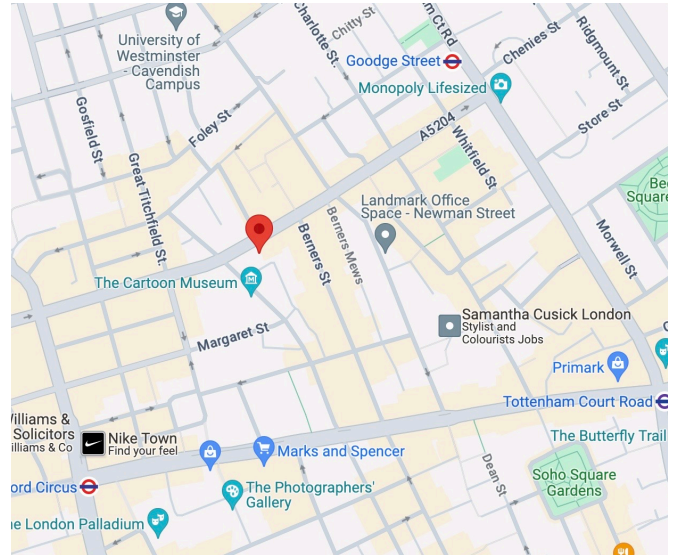
Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

**LOCATION:**



The office is centrally located within the bustling fashion and media hub, nestled on the southern side of Mortimer Street, between Great Titchfield Street and Great Portland Street. There is an abundance of restaurants, bars and cafes in the vicinity.

The office benefits from excellent transportation connections, as both Oxford Circus and Tottenham Court Road Stations are just a stone's throw away.



**DESCRIPTION:**



This unique office offers a high specification, fully furnished space with two open plan desking areas and multiple meeting rooms and board rooms.

The space boasts great levels of natural light and high ceilings, with direct lift access onto the floor and both a demised reception area, as well as an attractive building foyer.

The building benefits from communal bike storage, showers and a carpark.

**TERMS:**



Available by way of an assignment or sublease until May 2032, with a break option in May 2027.

A new lease is available with the Landlord.

**EPC:**



EPC available on request.

**FLOOR AREAS & OUTGOINGS:**

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
1 <sup>st</sup>	5,800	£78.00	£15.00	£30.70	£717,460	£59,788

**VIEWINGS:**

Strictly through appointment by sole agent:

George Marment  
**Email:** gpm@makingmoves.london  
**Tel:** 07551 158799 or 020 3595 3121

Rachel Stead  
**Email:** Rachel.stead@makingmoves.london  
**Tel:** 07471 998 225 or 020 3595 3121

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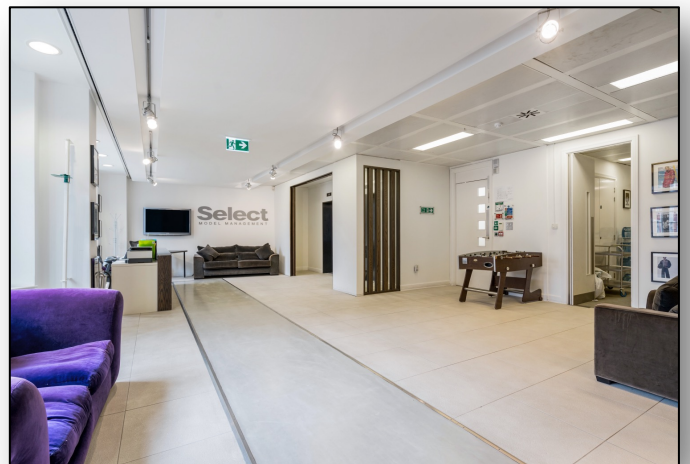


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LONDON, W1T 3JF**



**EXIT**





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LONDON, W1T 3JF**



**EXIT**



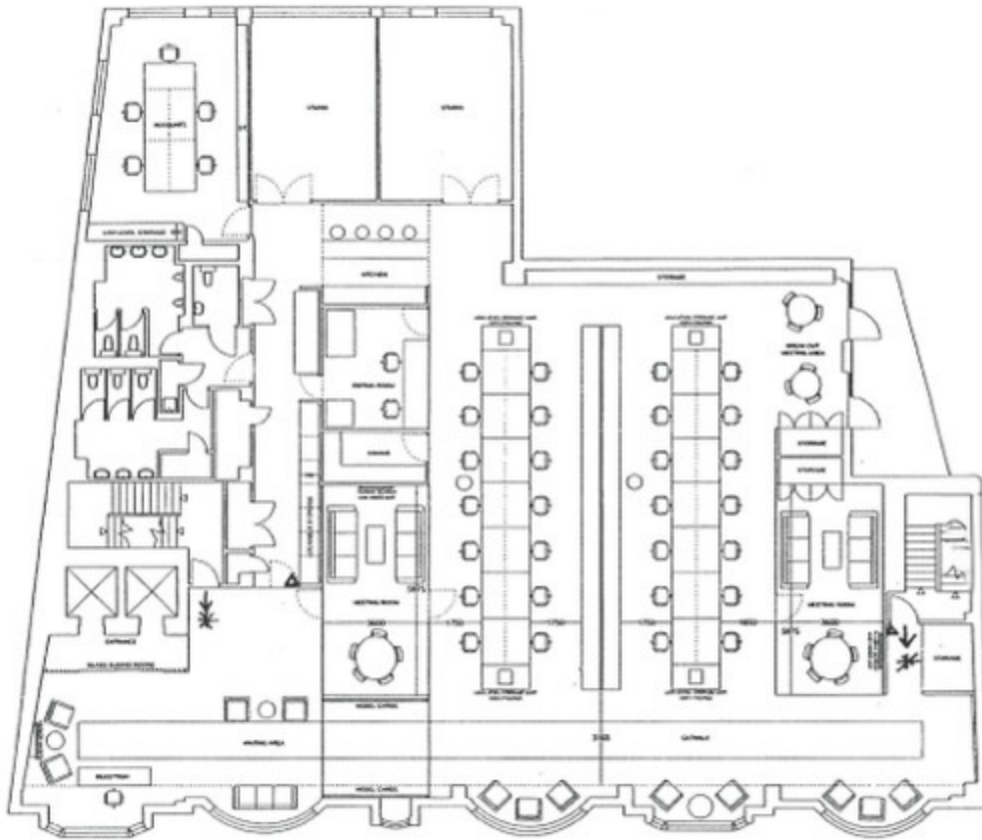


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**EXIT**



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Date: 01/11/2023  
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**THE INTERIORS GROUP**  
Building on your design

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