



20-22 MORTIMER STREET, FITZROVIA, W1T 3JP

FROM - 1,260 to 6,497 SQ. FT



OVERVIEW

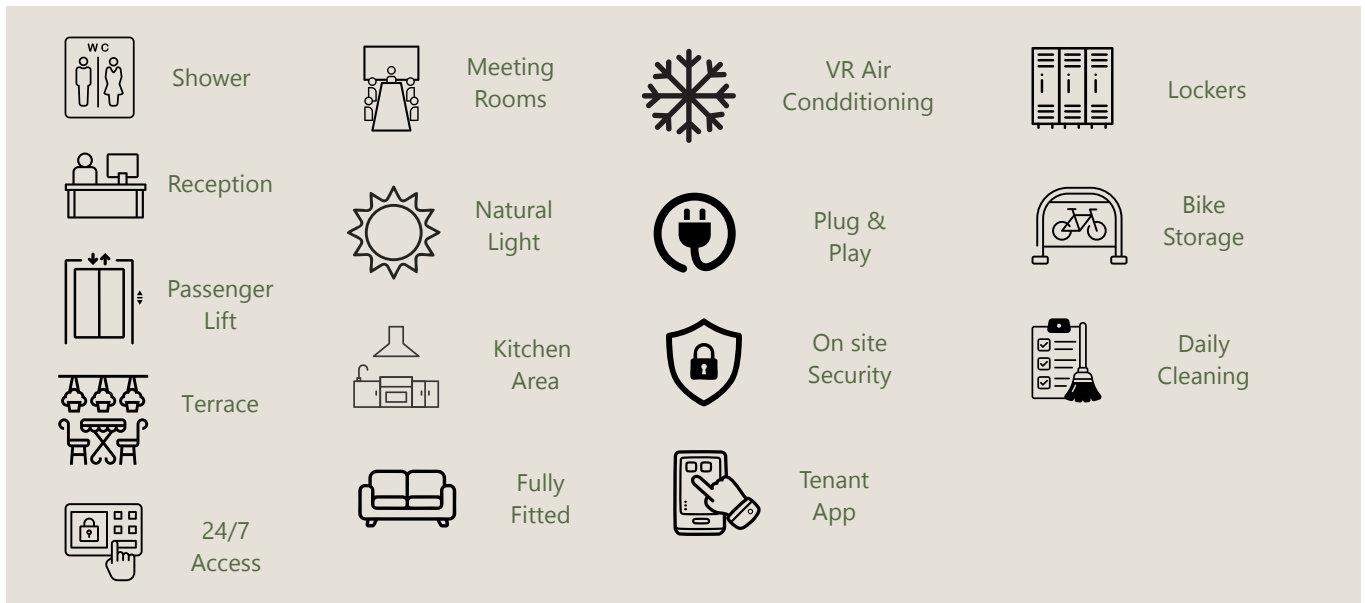
20–22 Mortimer Street is a brand-new development offering best-in-class workspace, with all floors available fully fitted to a high standard with luxury finishes. The building also benefits from a communal roof terrace and excellent end-of-trip facilities, creating a premium and flexible workplace in the heart of Fitzrovia.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.



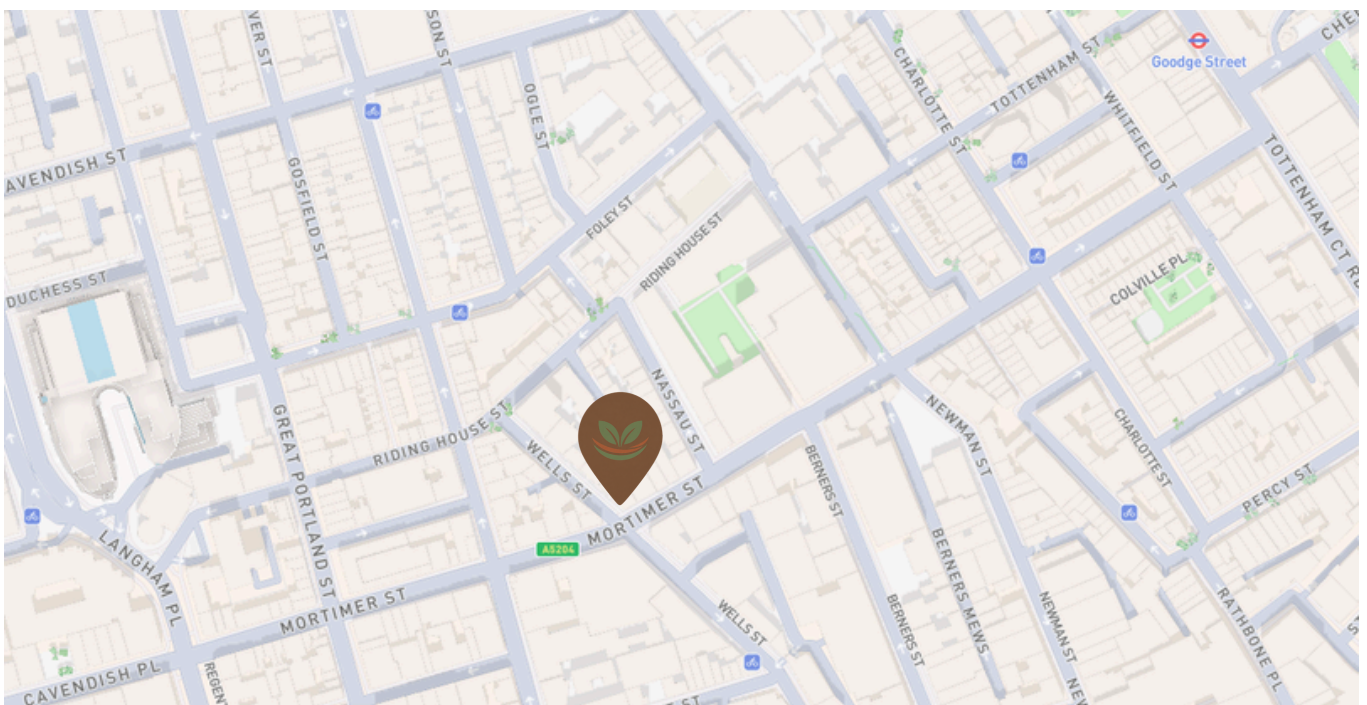
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES



LOCATION

The building is located on the north side of Mortimer Street equidistant between the underground stations of Oxford Circus (Bakerloo, Victoria, Central lines) and Tottenham Court Road (Elizabeth, Central, and Northern Lines).



THE ACCOMODATION



INCLUDED

PROPERTY EXPENDITURE

Rent
Service Charge
Business Rates
Building Insurance

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety &
Compliance
Security

CAPITAL EXPENDITURE

Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works to Your
Specification
Acquisition Fees

TERMS

3RD FLOOR	1,260 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£213	£22,365 PCM PLUS VAT
2ND FLOOR	1,774 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£213	£31,489 PCM PLUS VAT
GROUND FLOOR	1,763 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£213	£31,293 PCM PLUS VAT
LOWER GROUND FLOOR	1,682 SQ FT	24 MONTHS	FULLY FITTED PLUG AND PLAY	£158	£24,516 PCM PLUS VAT

"Images are digitally enhanced and/or dressed for illustrative purposes and may not represent the exact current condition, specification or appearance of the property. Furniture, finishes and other elements shown may illustrate how an occupier could choose to configure or use the space."

THE SPACE



Ground Floorplan



2nd Floorplan





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“Our Guiding Principle - Truth Over Transactions”