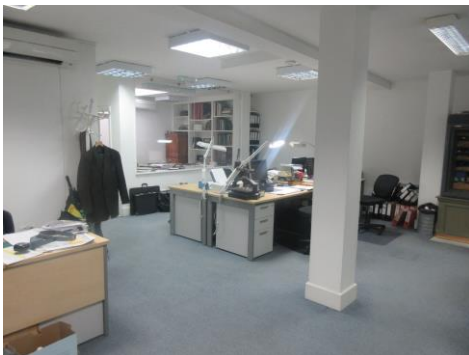


## REDUCED RENT - MEWS OFFICES TO LET

### 6A BROWNLOW MEWS, LONDON, WC1N 2LD

### 1,038 SQ. FT.



#### LOCATION

Brownlow Mews is located just north of Theobolds Road and runs parallel with Grays Inn Road. Chancery Lane (Central Line), Russell Square (Piccadilly) and Kings Cross Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria line) are all around a 10-minute walk from the property. There are several restaurants and retailers within the area particularly along the well-known Lambs Conduit Street.

#### GOOGLE MAPS

[LINK](#)

## DESCRIPTION

The premises comprise a first-floor office within a mews building benefiting from natural light from the front elevation as well as a skylight at the rear of the office. The property includes two kitchens, WC's and a shower. The office also benefits from a partitioned meeting room.

## AMENITIES

- Self Contained
- Good Natural light
- Kitchenette
- Shower
- Sky lighting
- WC's
- Floor Boxes
- Security Alarm (Not Tested)
- Entry Phone

## AREAS

Floor	m <sup>2</sup>	ft <sup>2</sup>	Rent Per Annum Excl.
Entire First Floor	96.43	1,038	£46,710

\*Subject to partitioning, areas are approximate.

Note: The landlord is prepared to split the current accommodation into front and rear office space.

## SERVICE CHARGE

Available upon request.

## LEASE

A new lease is available direct from the landlord for a term to be agreed.

## BUSINESS RATES

### Local Authority: Camden

Current rateable value: £29,000

Please note, this is not the rate you pay. Interested parties are advised to make their own enquires.

## EPC

Available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWINGS

Strictly through Robert Irving Burns.

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**Archie Ayrton - Grime**  
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