

COACHWORKS

CHARLOTTE MEWS, FITZROVIA,
LONDON, W1



OPPORTUNITY 10,500 SQ FT OF WORKSPACE



RAW REAL REFINED

Uncover a hidden treasure in the vibrant heart of Fitzrovia, a warehouse-style office space seamlessly blending history with innovation. With its unique charm and energetic atmosphere, this space offers endless opportunities for your company to flourish amidst the bustling streets and rich culture of Fitzrovia. Welcome to your next headquarters, the beginning of an exciting new chapter for your company.

MAKE IT YOURS



Image shows third floor 9-10 Charlotte Mews

**INDUSTRIAL
FOUNDATIONS
MODERN AMBITIONS**



THE BUILDING



COACHWORKS

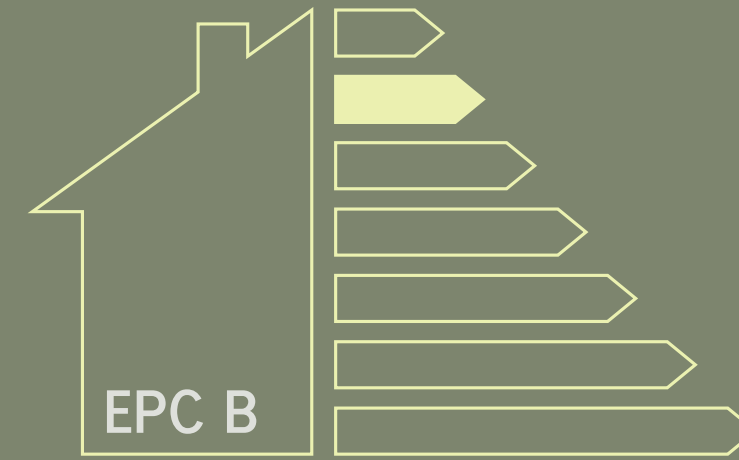


Images of various floor details

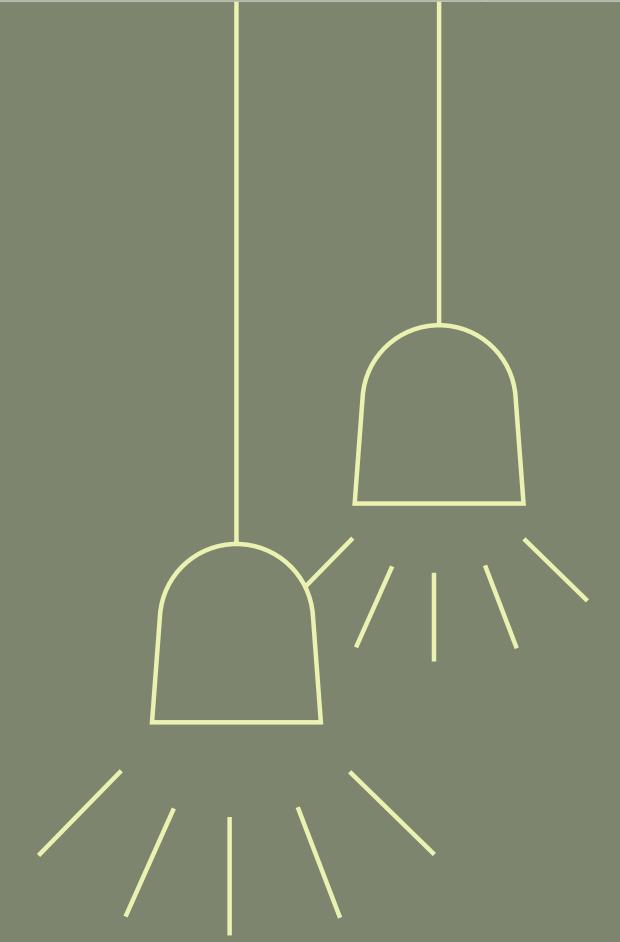
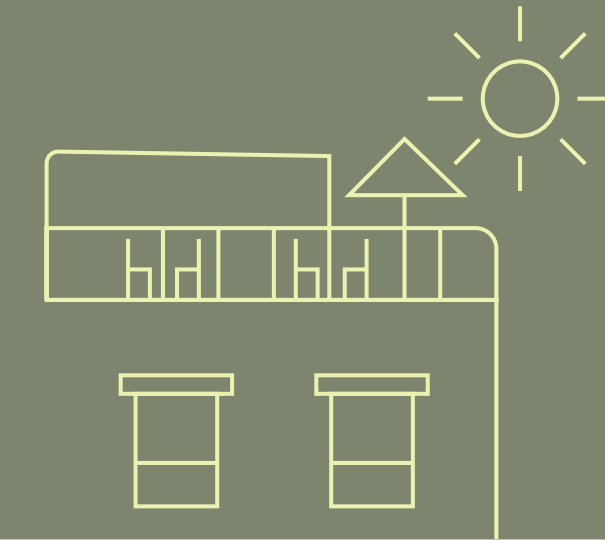
SPECIFICATION

Having undergone a comprehensive refurbishment and refresh, Coachworks offers a modern workspace specification in a heritage filled London mews setting.

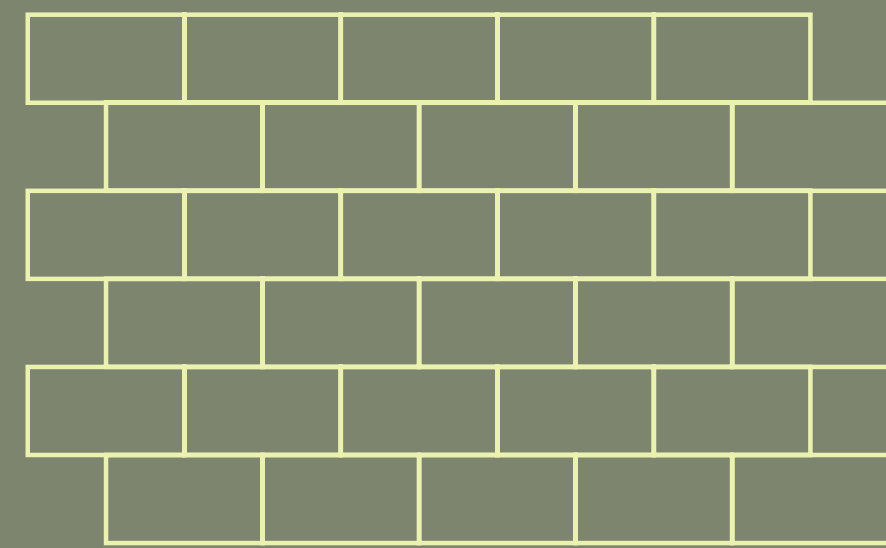
LOW CARBON, LOW COST



LARGE 790 SQ FT
COMMUNAL ROOFTOP
TERRACE

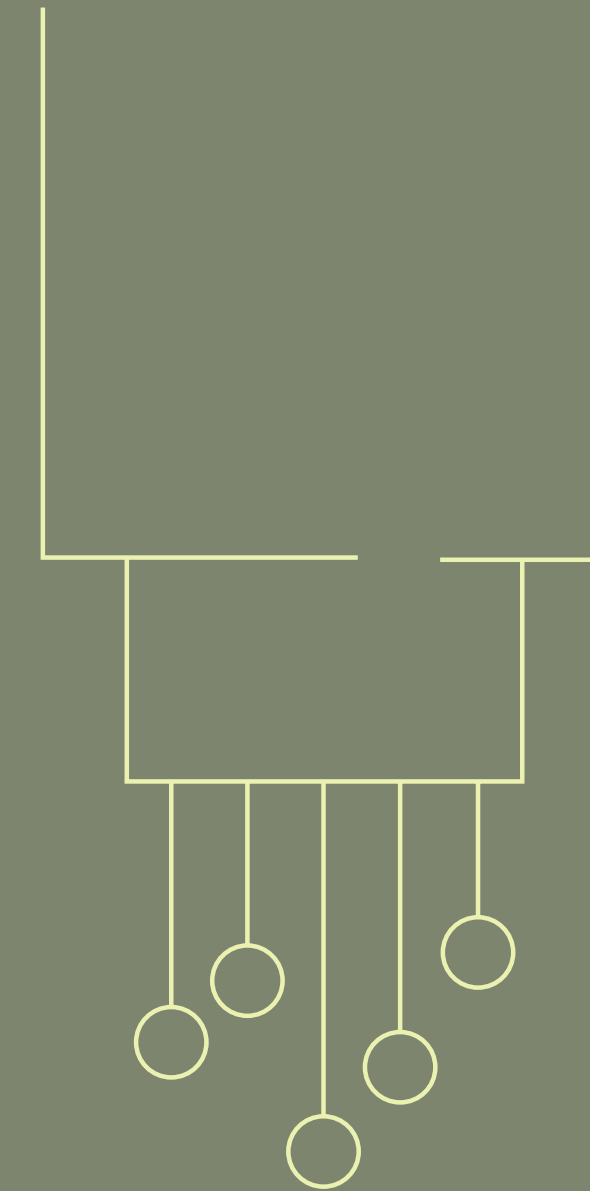
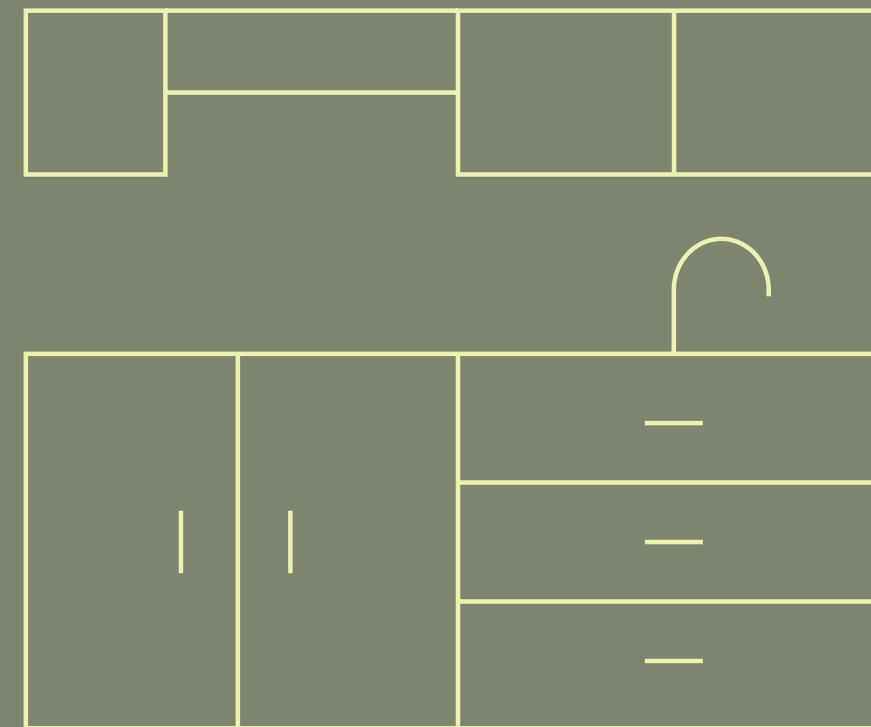


ENERGY EFFICIENT
LED LIGHTING

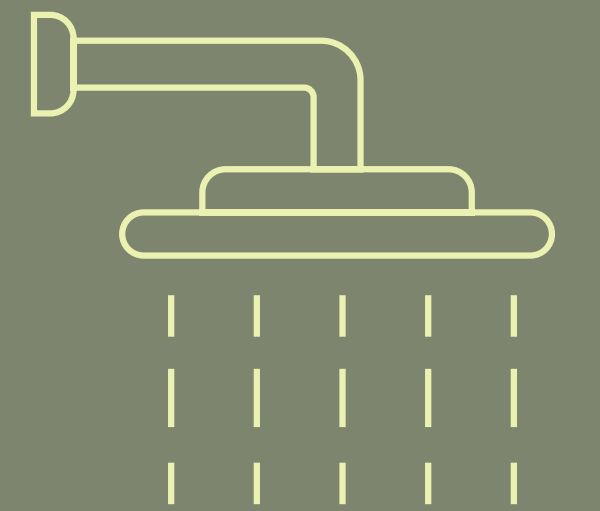


EXPOSED BRICKWORK

KITCHENETTES

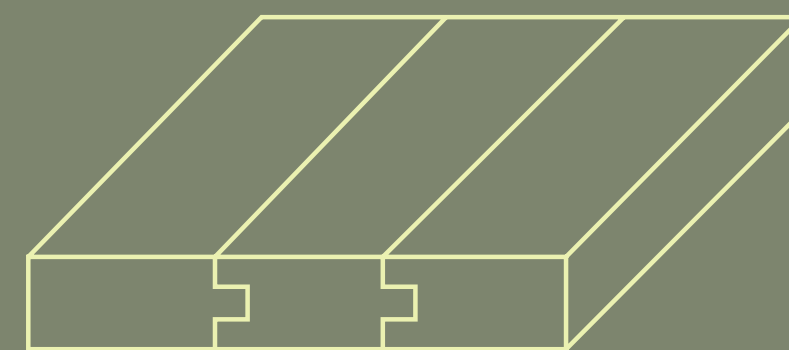
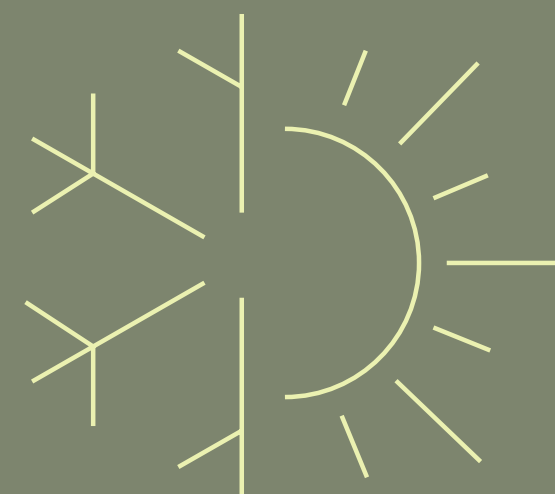


FIBRE READY, UP TO 10 GB



NEW WCS & SHOWERS

AIR CONDITIONING



TIMBER FLOORING

10,499 SQ FT

3RD 1,467 SQ FT

2ND 1,463 SQ FT

1ST 3,035 SQ FT

GRD 3,076 SQ FT



2ND 1,458 SQ FT

GROUND FLOOR

3,076 SQ FT

KEY

- OFFICE
- CORE
- WCS & SHOWERS

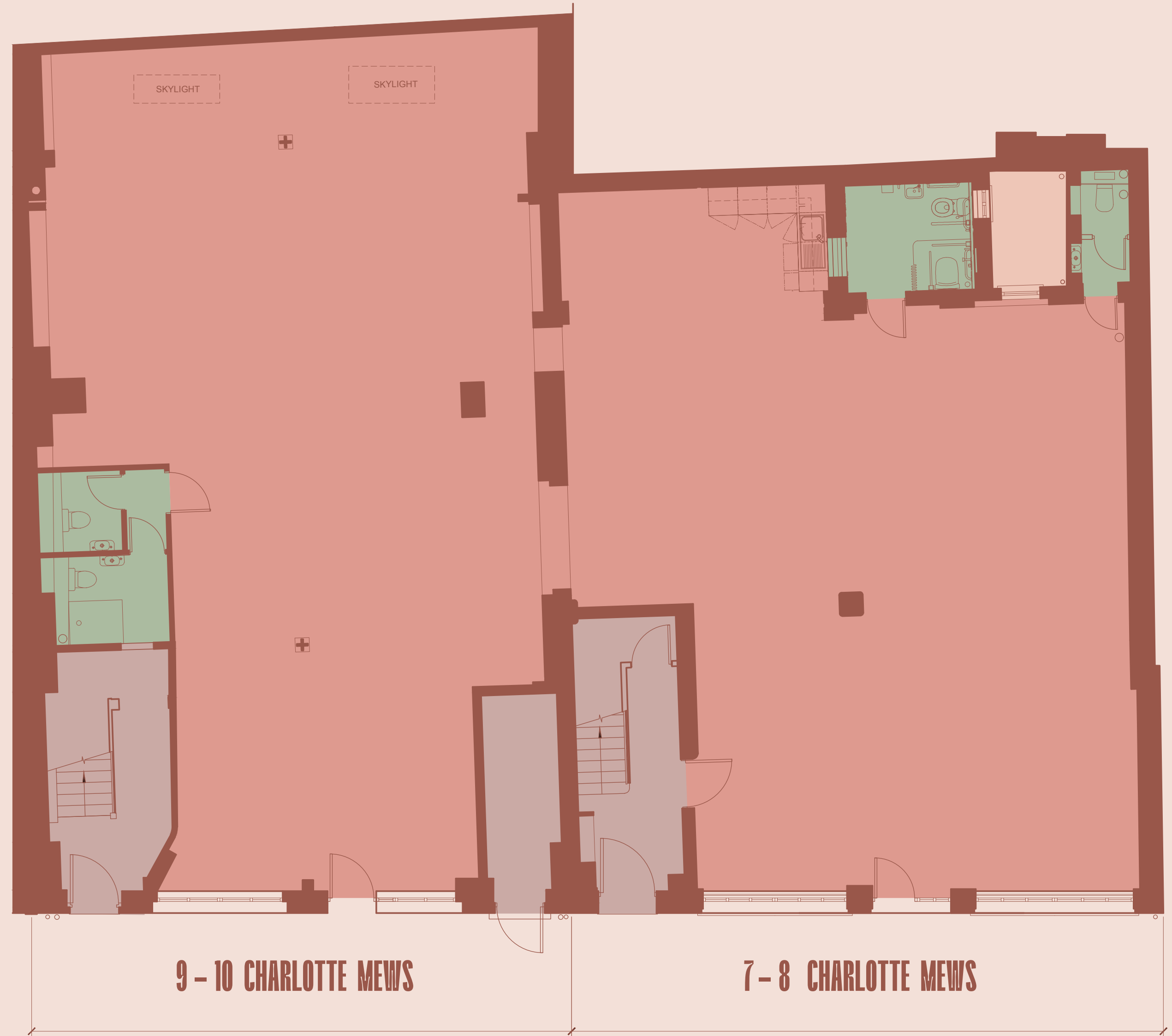
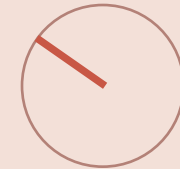




Image of Ground floor 7-8 Charlotte Mews

1ST FLOOR

3,035 SQ FT

KEY

- OFFICE
- CORE
- WCS & SHOWERS





Image of 1st floor 7-8 Charlotte Mews

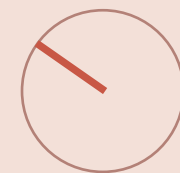
2ND FLOOR

1,463 SQ FT

9-10
CHARLOTTE MEWS

KEY

- OFFICE
- CORE
- WCS & SHOWERS



9 - 10 CHARLOTTE MEWS

7 - 8 CHARLOTTE MEWS

1,463 SQ FT

1,458 SQ FT

PLAN NOT TO SCALE

NO ACCESS BETWEEN 9-10 AND 7-8 ON SECOND FLOOR



Image of 2nd floor 9-10 Charlotte Mews

2ND FLOOR

1,458 SQ FT

7-8
CHARLOTTE MEWS

KEY

- OFFICE
- CORE
- WCS & SHOWERS

7-8 CHARLOTTE MEWS 1,458 SQ FT SHOW SUITE FIT OUT

- 16 OPEN PLAN WORKSTATIONS
- 10 PERSON BOARDROOM
- KITCHENETTE
- HIGH TOP BENCH DINNING TABLE
- LOUNGE AREA
- STORAGE
- DEMISED WC AND SHOWER
- NETWORK CABLING



PLAN NOT TO SCALE



9 - 10 CHARLOTTE MEWS

7 - 8 CHARLOTTE MEWS

1,463 SQ FT

1,458 SQ FT

NO ACCESS BETWEEN 9-10 AND 7-8 ON SECOND FLOOR



Image of 2nd floor 7-8 Charlotte Mews



Images of 2nd floor 7-8 Charlotte Mews



3RD FLOOR

1,467 SQ FT

KEY

- OFFICE
- CORE
- WCS
- COMMUNAL TERRACE (790 SQ FT)

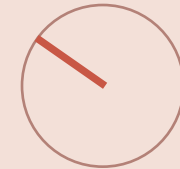




Image of 3rd floor 7-8 Charlotte Mews



ELEVATED SPACE OUTDOOR TERRACE



Image of 3rd floor terrace



THE LOCATION THE LOCATION THE LOCATION THE LOCATION THE LOCATION

CLASSIC CHARM
MODERN BUZZ



TOTTENHAM COURT ROAD 

SOHO SQUARE

OXFORD CIRCUS 

BRITISH MUSEUM

BEDFORD SQUARE

GOODGE STREET 

SOHO

COACHWORKS

BLOOMSBURY

FITZROVIA

FITZROY SQUARE

EUSTON SQUARE 

WARREN STREET 

FITZROVIA: WHERE TRADITION MEETS TREND

Step into Fitzrovia, a neighbourhood that beautifully blends its historic roots with contemporary flair. Here, cobblestone streets meet modern galleries, classic architecture coexists with cutting-edge boutiques, and the rich heritage of London merges seamlessly with the vibrant pulse of today's urban life.





SIP & SAVOUR



WINE & DINE

1. The Carpenter's Arms
2. Noize
3. ROKA
4. Pied à Terre
5. Marquis of Granby
6. Arros QD
7. Berners Tavern
8. Carousel
9. Fitzroy Tavern
10. Hakkasan
11. Lisobeta
12. Officina OO
13. Salt Yard
14. Six by Nico
15. Mr Fogg's House of Botanicals
16. The Newman Arms
17. The Queen Charlotte
18. Reverend J W Simpson
19. Vagabond
20. Gaucho — Charlotte Street
21. Riding House Fitzrovia
22. Naron Fitzrovia
23. KIN Cafe
24. Ibérica Marylebone
25. Lore of the Land

RETAIL

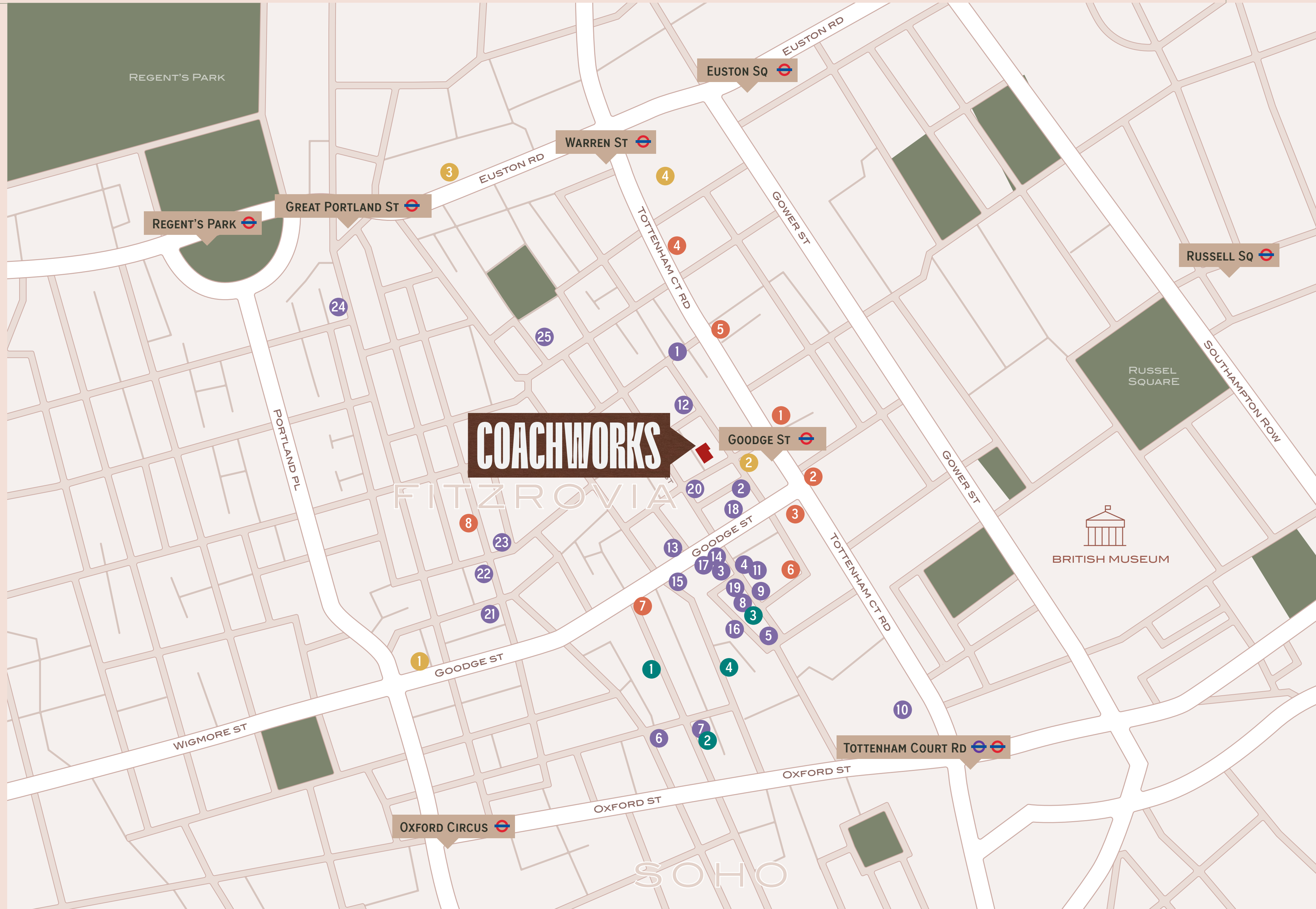
1. Heal's
2. West Elm
3. Oliver Bonas
4. BoConcept
5. Calligaris
6. Lewis Leathers
7. Genus Fashion
8. Ten Boutique

HOTELS

1. Sanderson
2. The London Edition
3. Charlotte Street Hotel
4. The Mandrake

GYMS & FITNESS STUDIOS

1. Psyche
2. FLOW LDN
3. Euston Wall Climbing Centre
4. Pure Gym



STREAMLINED ROUTES SEAMLESS COMMUTES

WALKING

Coachworks to:

GOODGE STREET	2 MINS
WARREN STREET	8 MINS
GREAT PORTLAND STREET	7 MINS
TOTTENHAM COURT ROAD	8 MINS
OXFORD STREET	11 MINS
RUSSELL SQUARE	12 MINS
COVENT GARDEN	15 MINS
HOLBORN	20 MINS
LEICESTER SQUARE	20 MINS

RAIL

Tottenham Court Road to:

CHARING CROSS	2 MINS
FARRINGDON	3 MINS
BOND STREET	3 MINS
EUSTON	4 MINS
LIVERPOOL STREET	5 MINS
PADDINGTON	7 MINS
BANK	7 MINS
KING'S CROSS ST. PANCRAS	9 MINS
VICTORIA	9 MINS

CYCLING

Coachworks to:

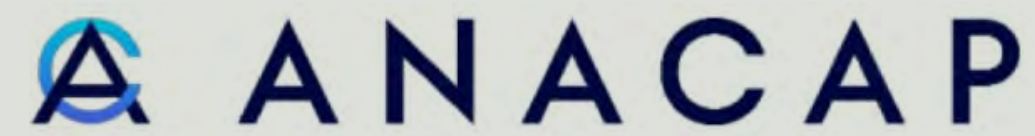
TOTTENHAM COURT ROAD	4 MINS
OXFORD CIRCUS	4 MINS
COVENT GARDEN	7 MINS
KING'S CROSS ST. PANCRAS	10 MINS
WATERLOO STATION	13 MINS
LONDON BRIDGE	19 MINS

AIRPORTS

Tottenham Court Road to:

CITY AIRPORT	33 MINS
HEATHROW	33 MINS
GATWICK	49 MINS
STANSTED	60 MINS





IN GOOD COMPANY



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