



### RAW REAL RESIDENT

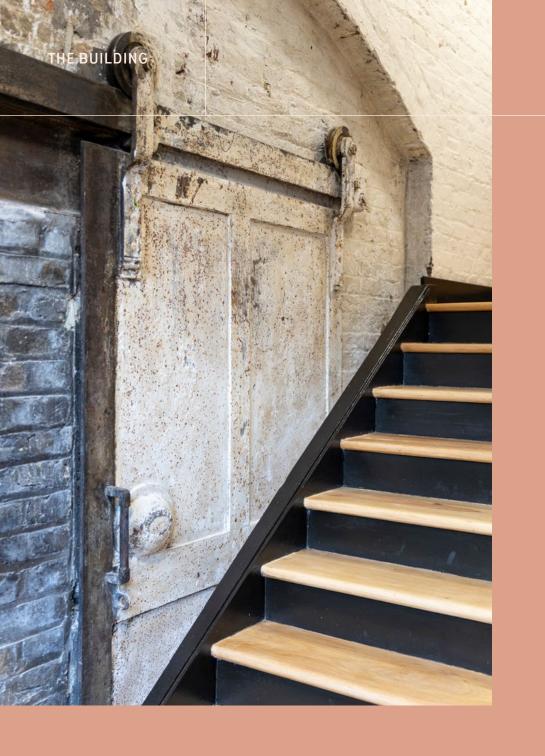
Uncover a hidden treasure in the vibrant heart of Fitzrovia, a warehouse-style office space seamlessly blending history with innovation. With its unique charm and energetic atmosphere, this space offers endless opportunities for your company to flourish amidst the bustling streets and rich culture of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





# MUULA HANDIIUI













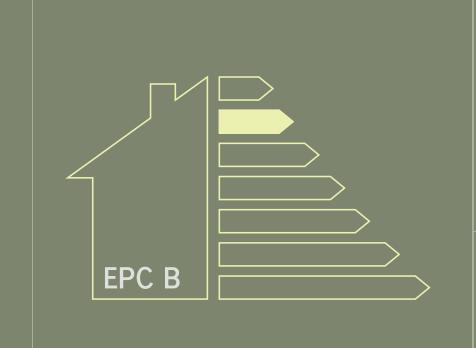




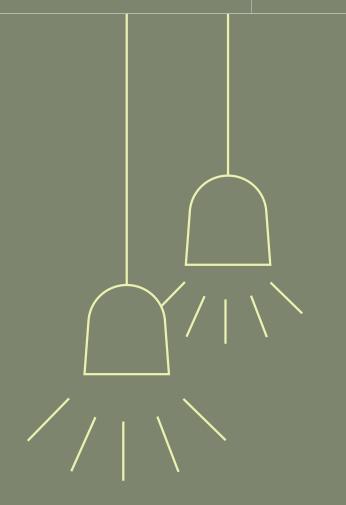


Having undergone a comprehensive refurbishment and refresh, Coachworks offers a modern workspace specification in a heritage filled London mews setting.

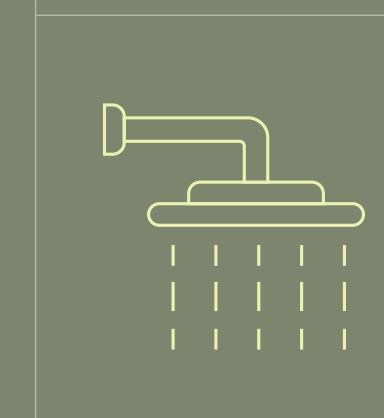
LOW CARBON, LOW COST



LARGE 790 SQ FT COMMUNAL ROOFTOP TERRACE

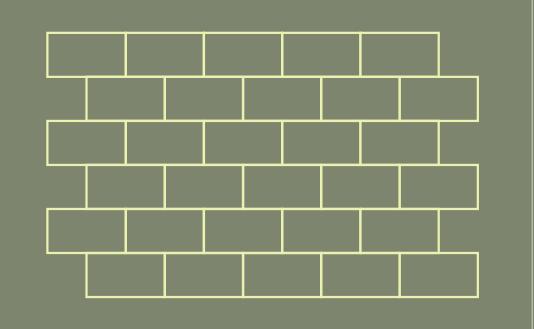


**ENERGY EFFICIENT** LED LIGHTING



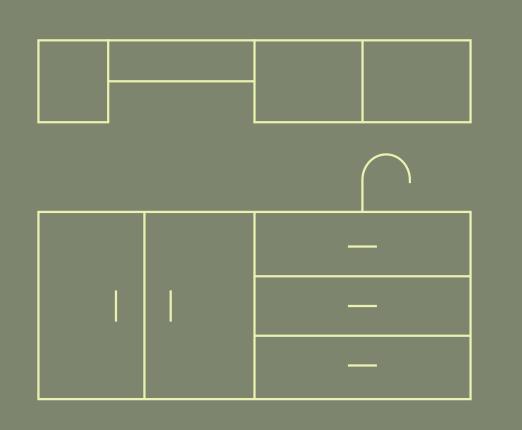




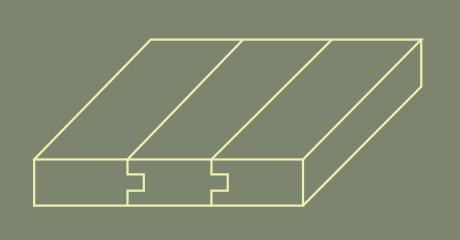


EXPOSED BRICKWORK





AIR CONDITI



TIMBER FLO

NEW WCS & SHOWERS



### GROUND FLOOR 3,076 SQFI

### KEY

OFFICE

CORE

WCS & SHOWERS







### 15T FLOOR 30FT 3,035

### KEY

OFFICE

CORE

WCS & SHOWERS







### 2ND FLOR 1405 SQFI 9-10 CHARLOTTE MEWS

### KEY

OFFICE

CORE

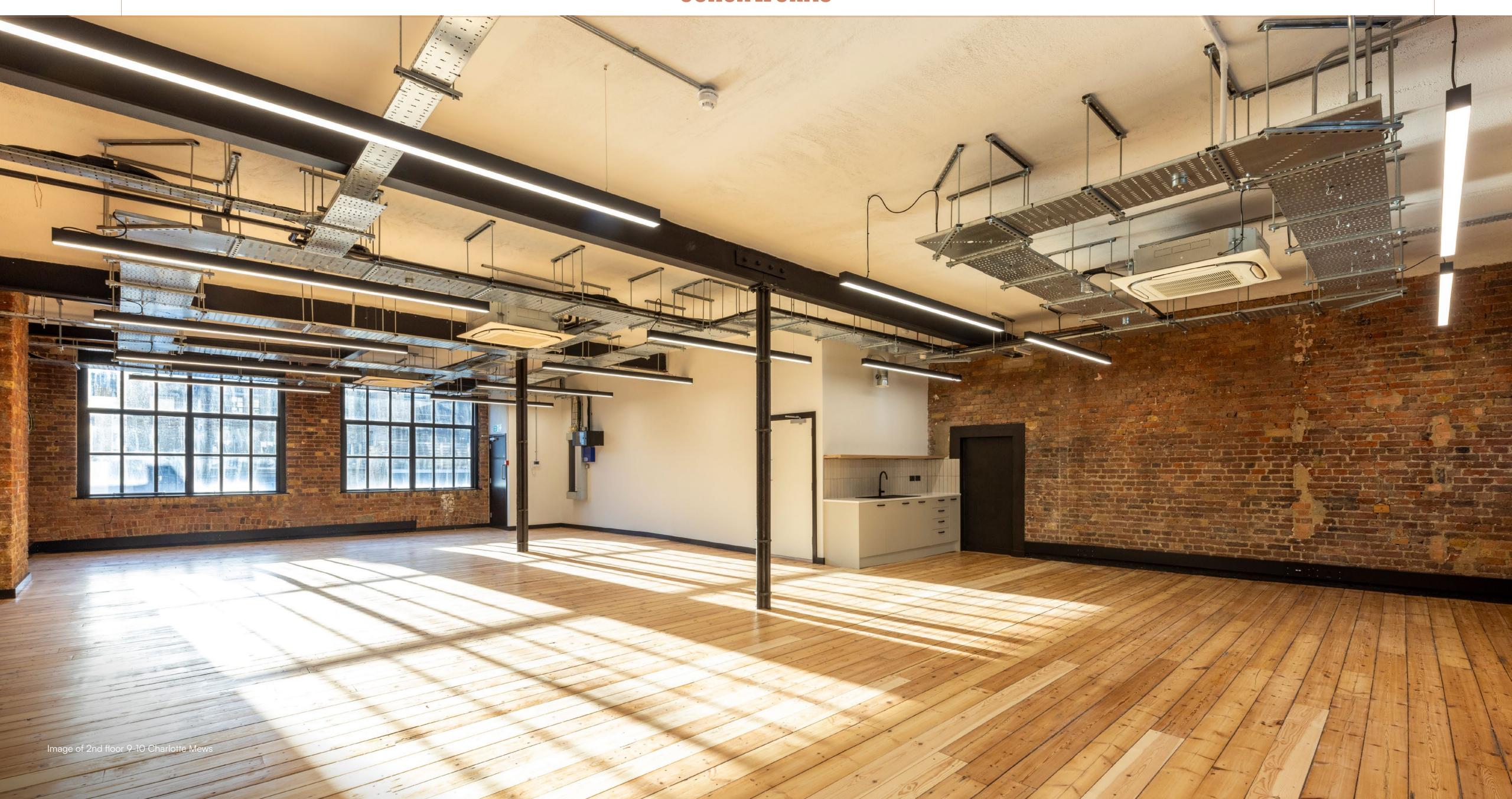
WCS & SHOWERS





1,463 SQ FT

1,458 SQ FT



### 2HDFLOOR 145 SQFI 7-8 CHARLOTTE MEWS

### KEY



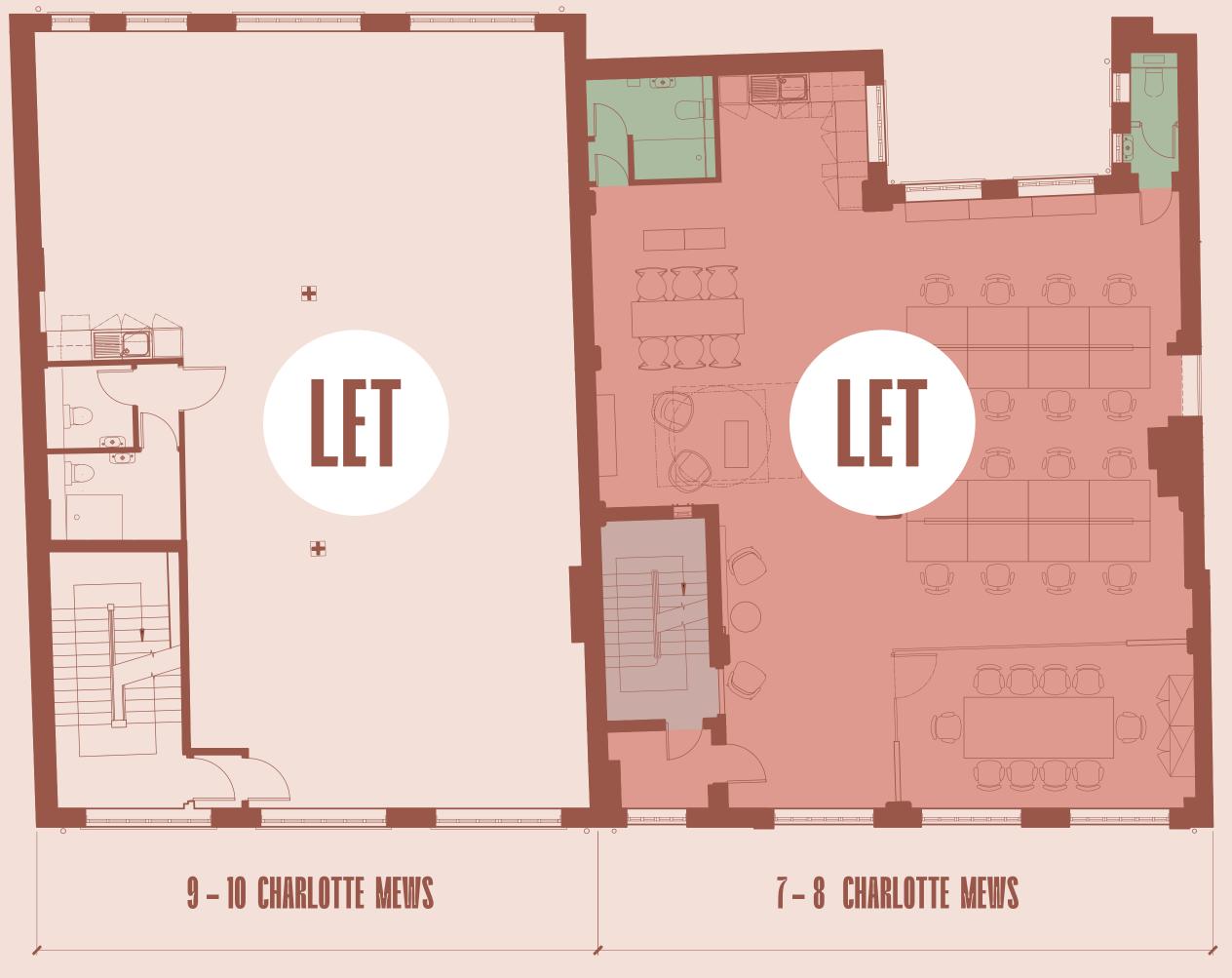
CORE

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



1,463 SQ FT

1,458 SQ FT







### 3RD FLOOR 1,40 SQFI

### KEY

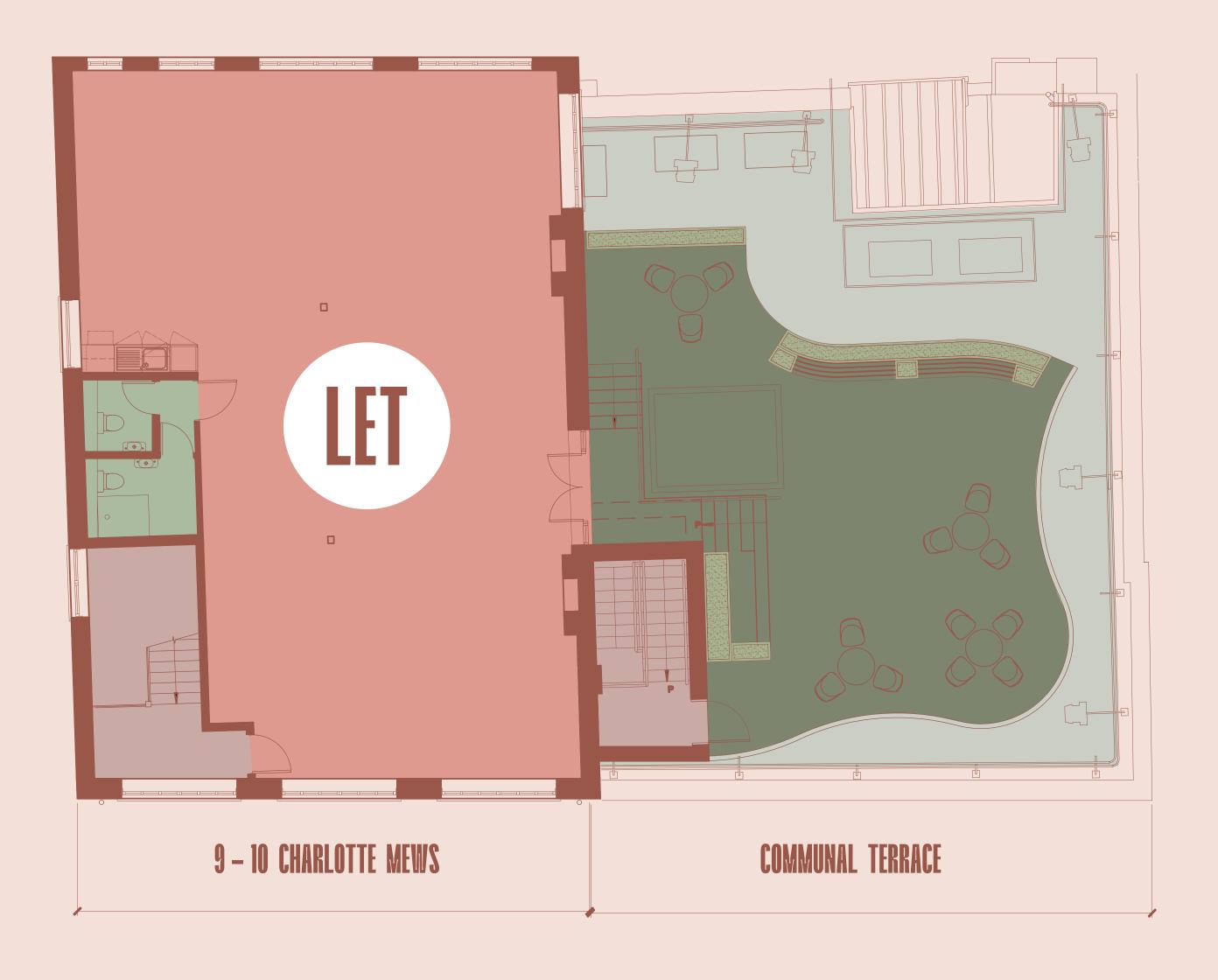
OFFICE

CORE

WCS

COMMUNAL TERRACE (790 SQ FT)





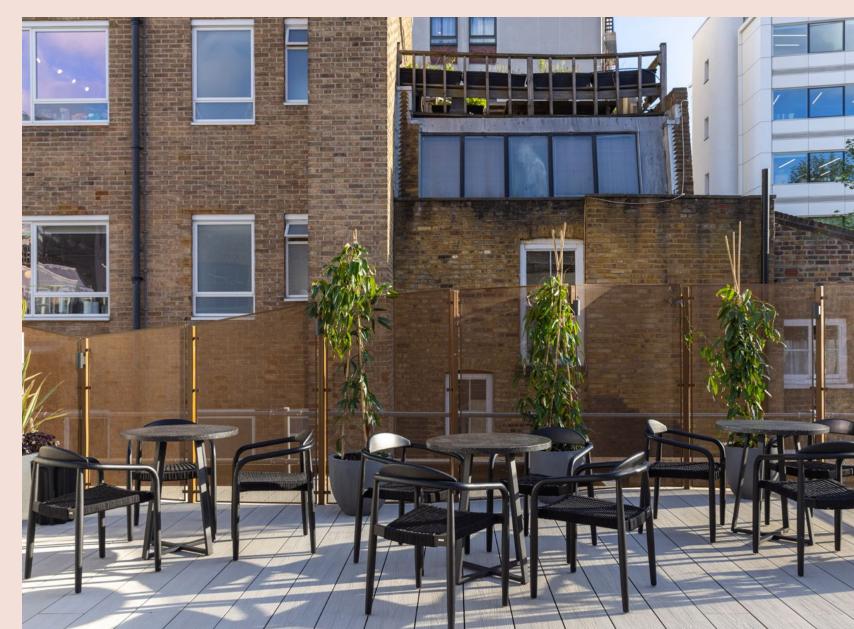




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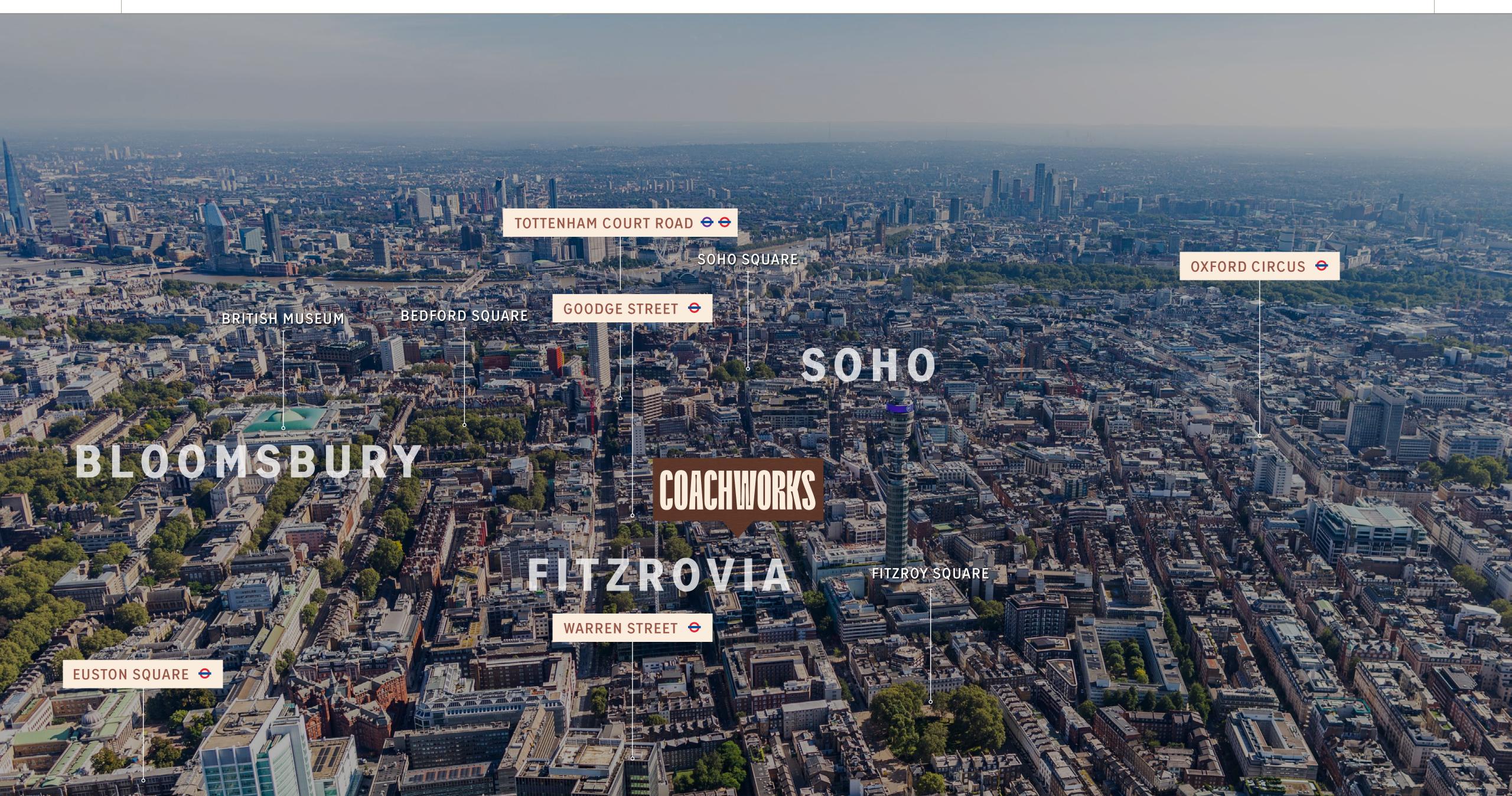






## MUULINIULL







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.













### 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. Naroon 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. Psycle
- 2. FLOW LDN
- 3. Euston Wall Climbing Centre
- 4. Pure Gym



### STREAMLINED ROUTES SEAMLESS COMMUTES



### WALKING

Coachworks to:

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



### **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



### **AIRPORTS**

Tottenham Court Road to:

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









**ENVY** 



**WAGESTREAM** 





























ANACAP

### COMTACTS



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