



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



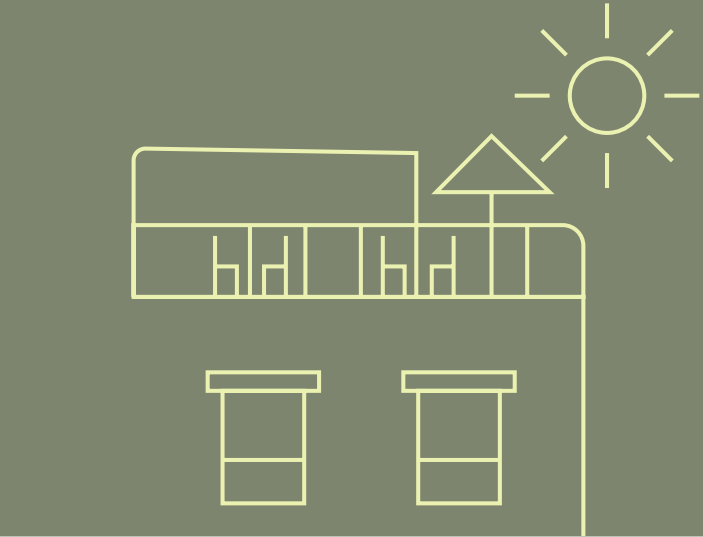
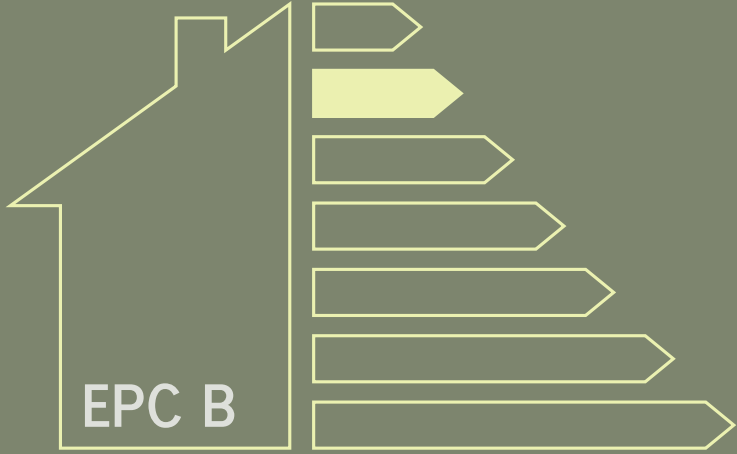
COACHWORKS



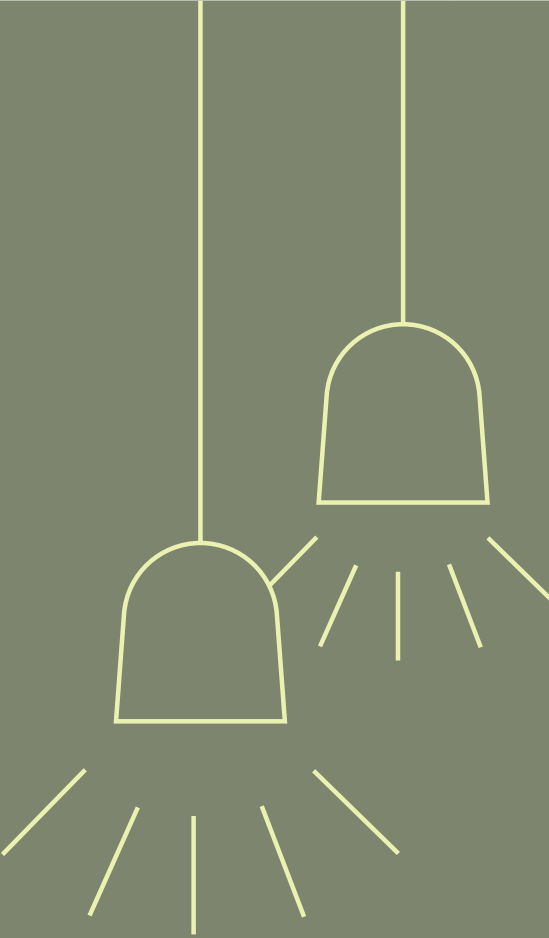
SPECIFICATION

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

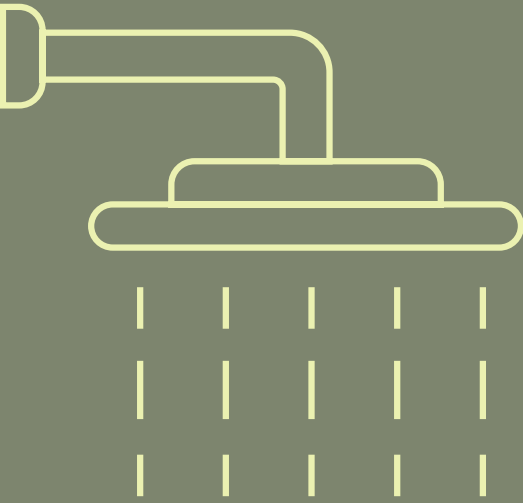
LOW CARBON, LOW COST



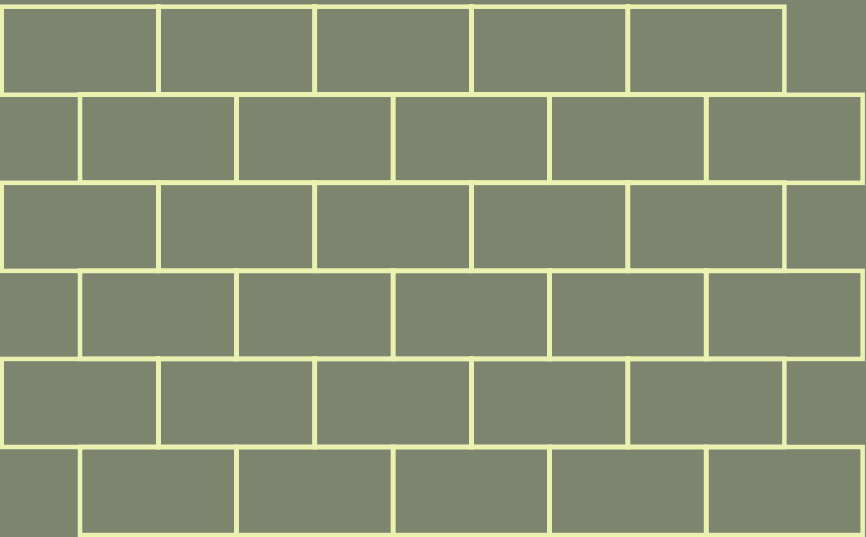
LARGE 790 SQ FT
COMMUNAL ROOFTOP
TERRACE



ENERGY EFFICIENT
LED LIGHTING

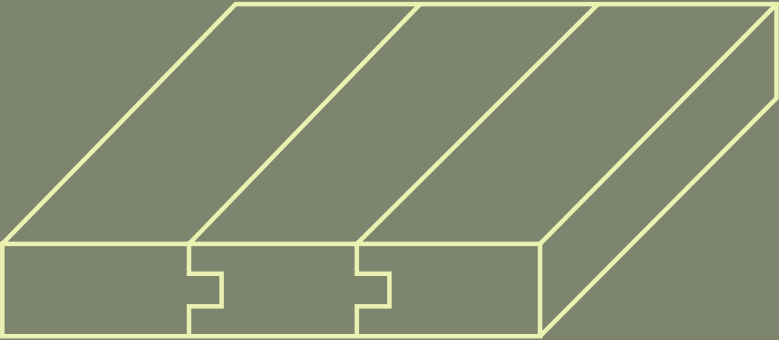
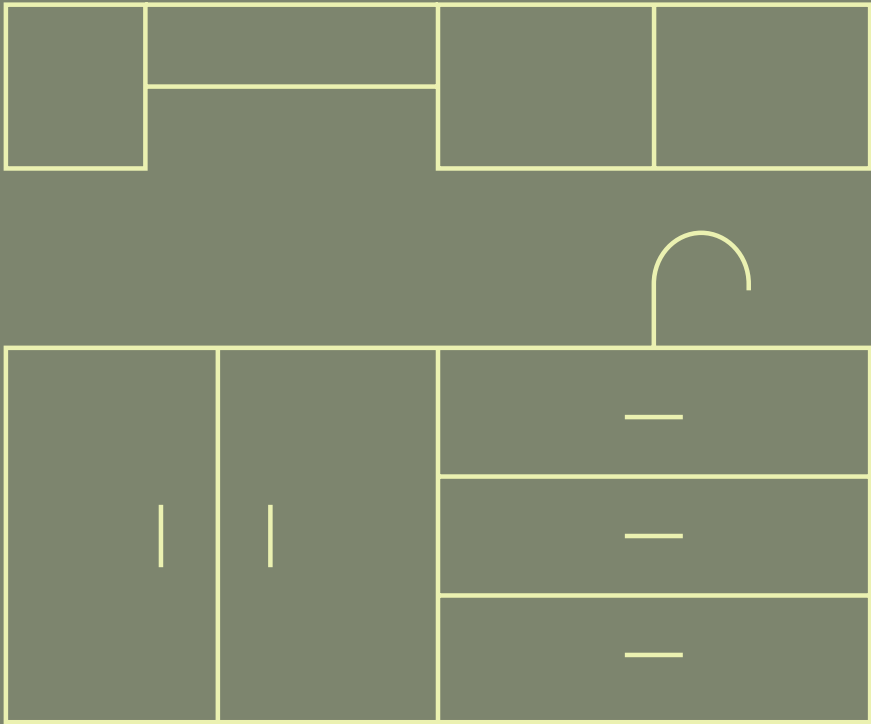


NEW WCS & SHOWERS

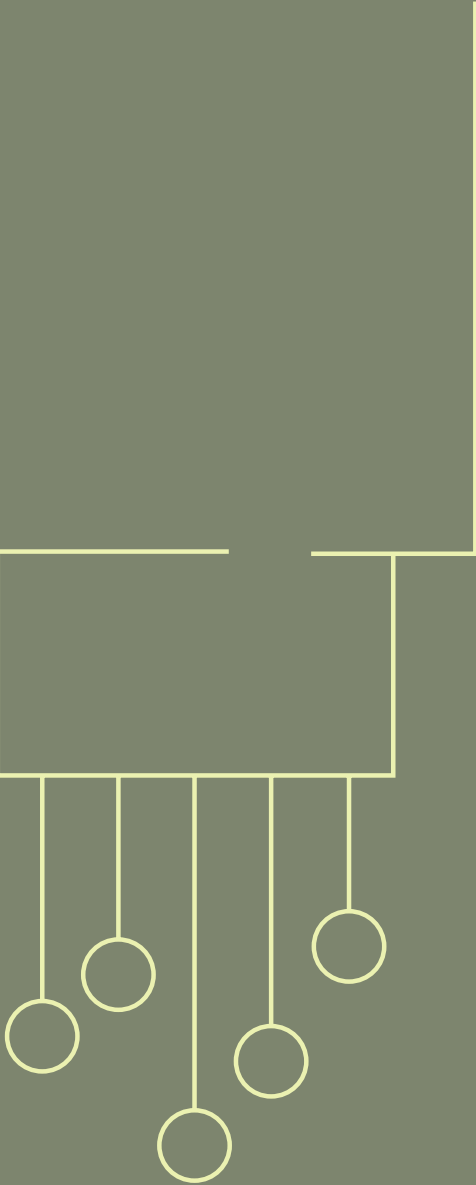


EXPOSED BRICKWORK

KITCHENETTES

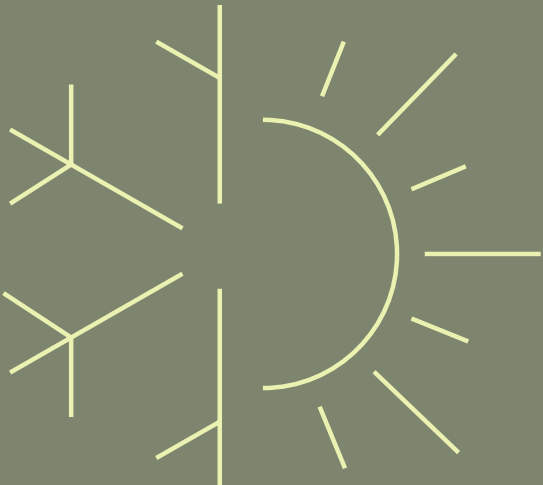


TIMBER FLOORING



FIBRE READY, UP TO 10 GB

AIR CONDITIONING



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

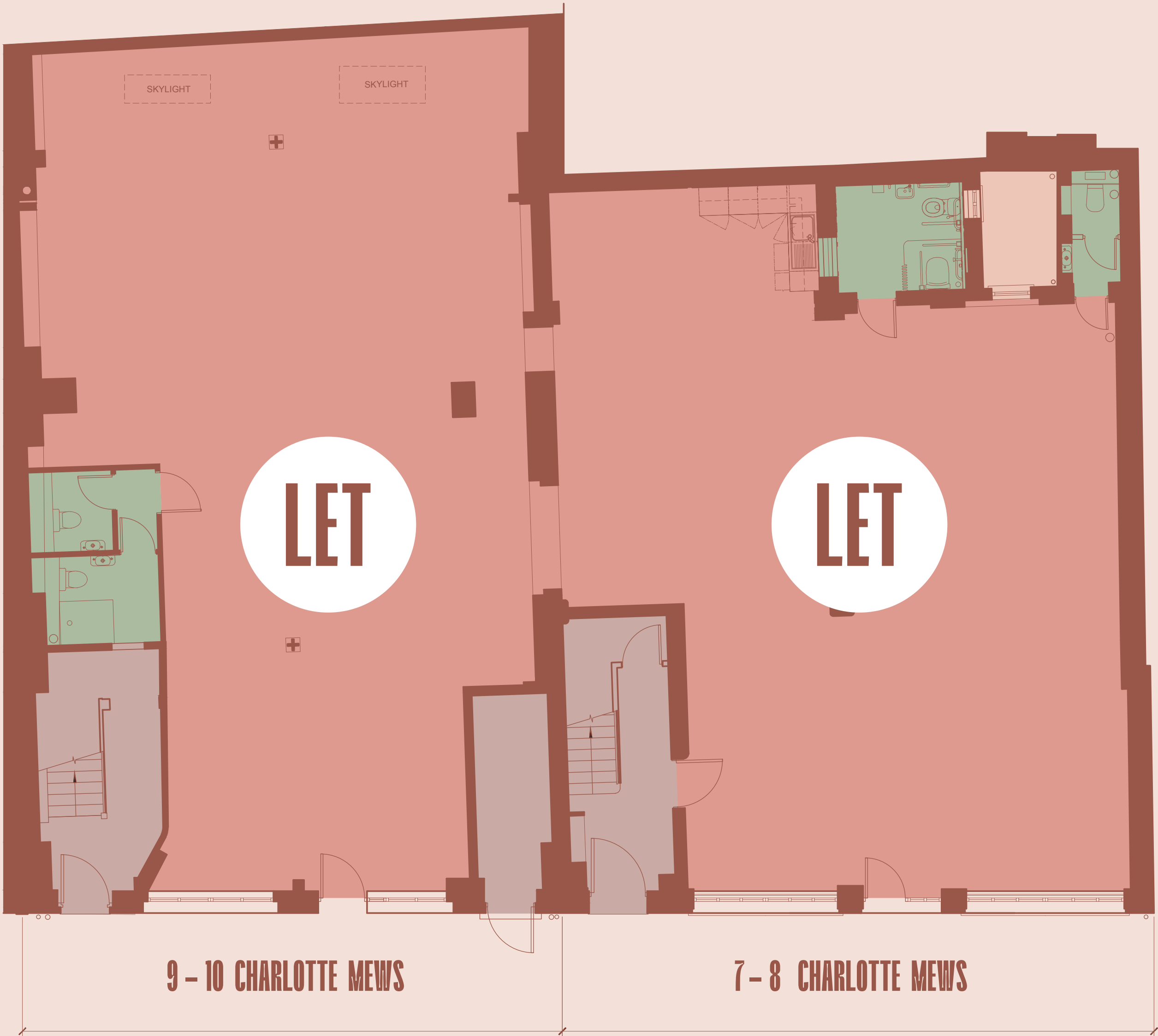




Image of Ground floor 7-8 Charlotte Mews

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



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 9-10 Charlotte Mews

2ND FLOOR

1,458 SQ FT

7-8
CHARLOTTE MEWS

KEY

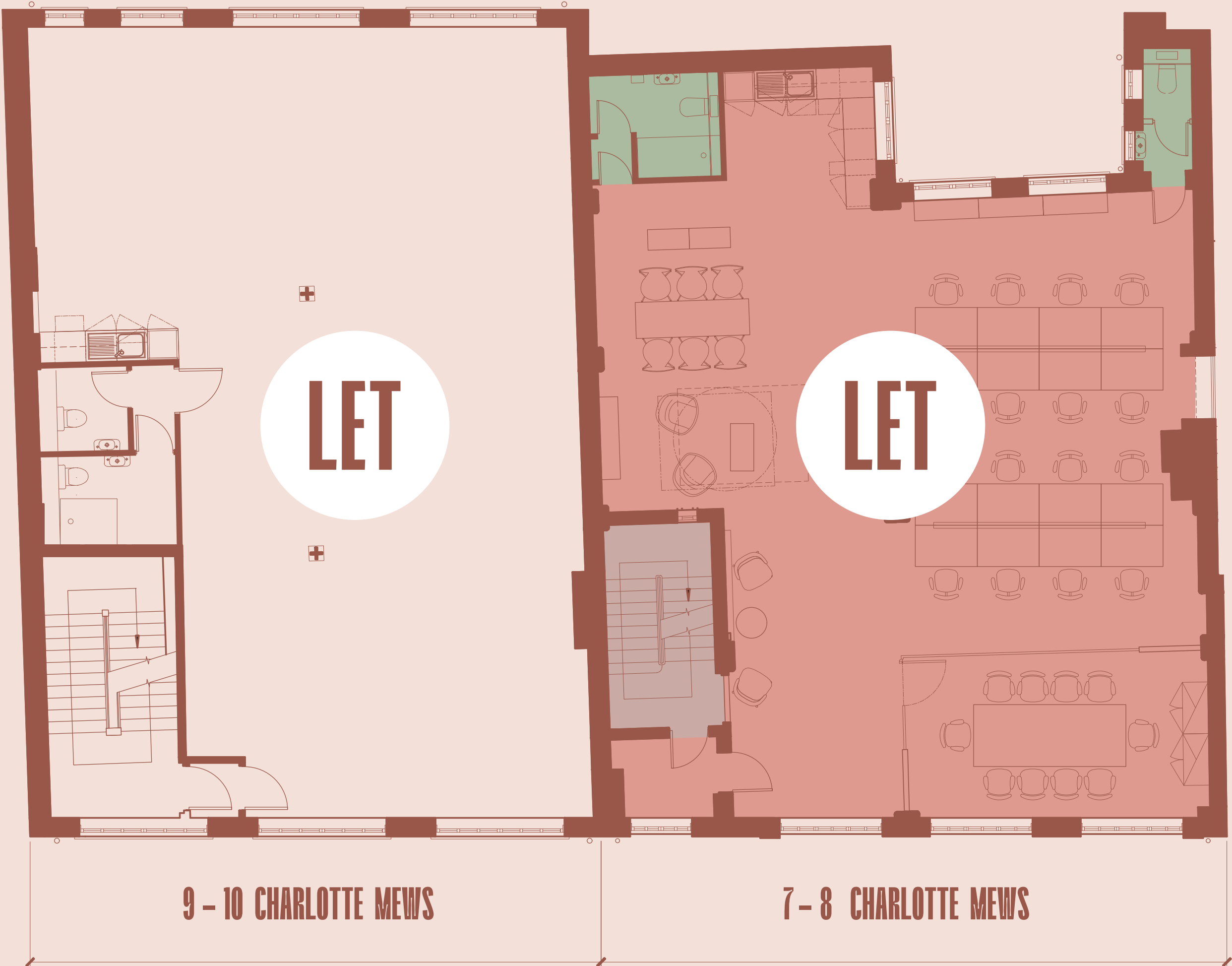
- OFFICE
- CORE
- WCS & SHOWERS

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)

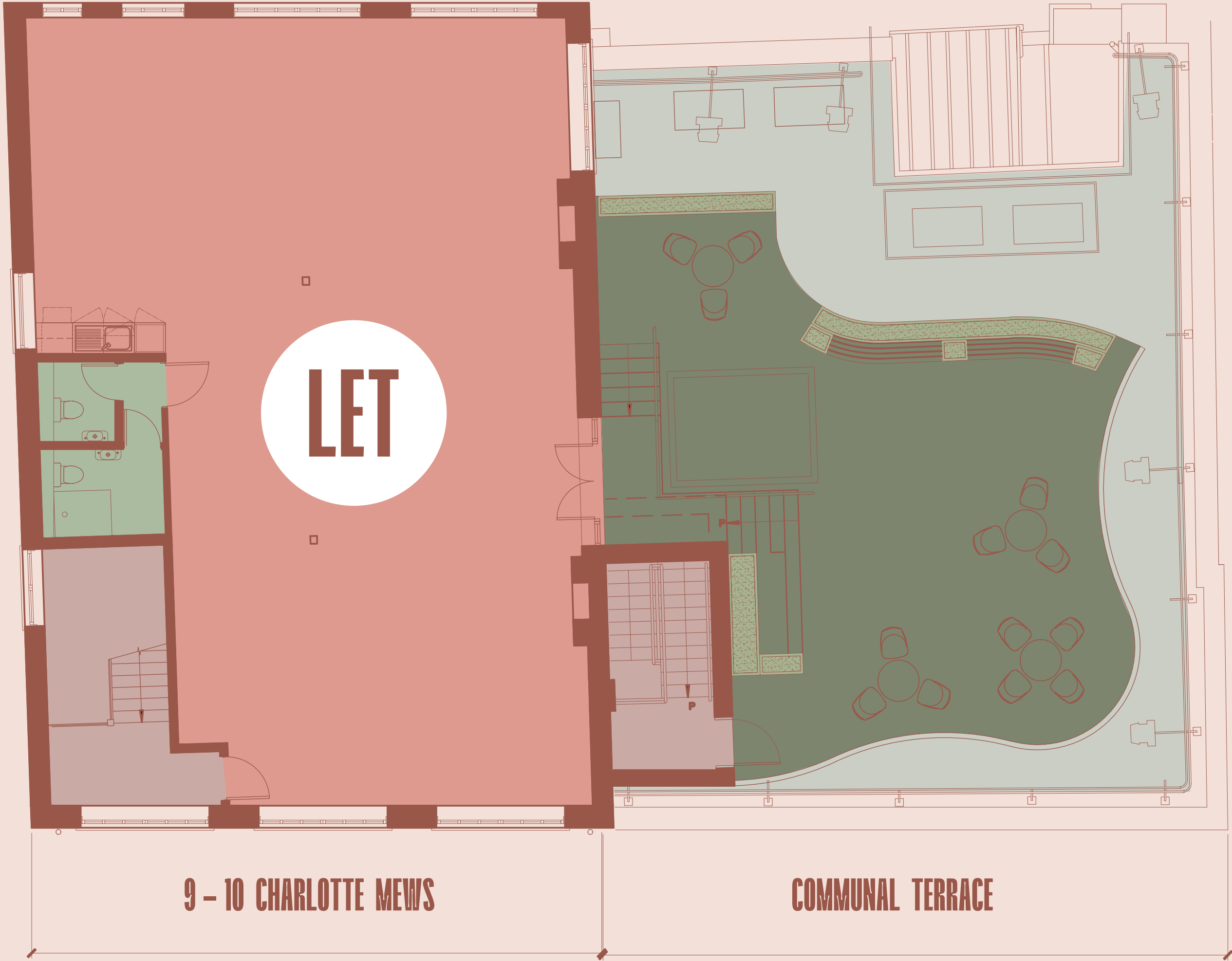




Image of 3rd floor 7-8 Charlotte Mews



ELEVATED SPACE
OUTDOOR TERRACE



Image of 3rd floor terrace



THE LOCATION THE LOCATION THE LOCATION

CLASSIC CHARM
MODERN BUZZ



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



COACHWORKS

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

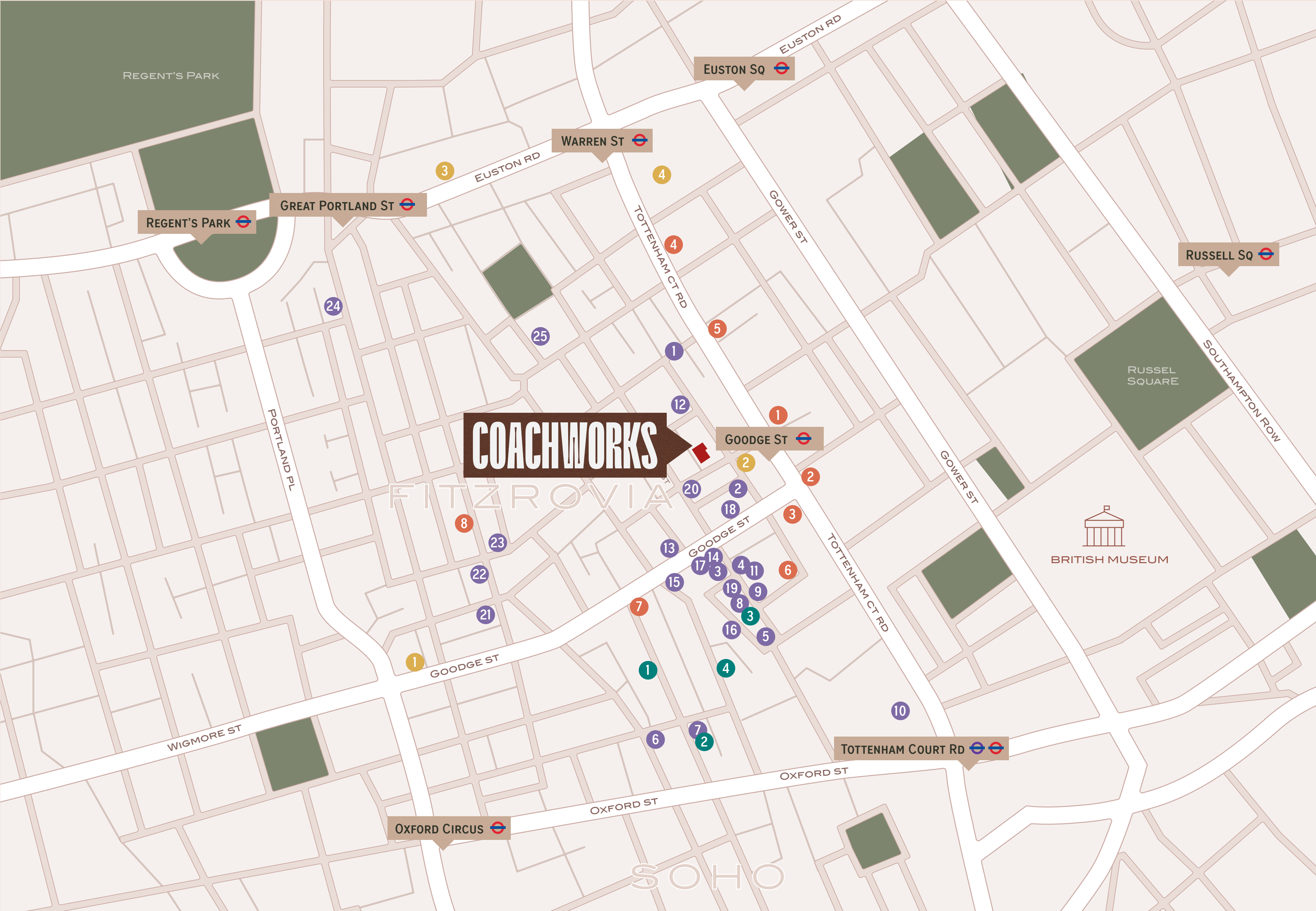
- 1. Heal’s
- 2. West Elm
- 3. Oliver Bonas
- 4. BoConcept
- 5. Calligaris
- 6. Lewis Leathers
- 7. Genus Fashion
- 8. Ten Boutique

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
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

 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





IN GOOD



COMPANY



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