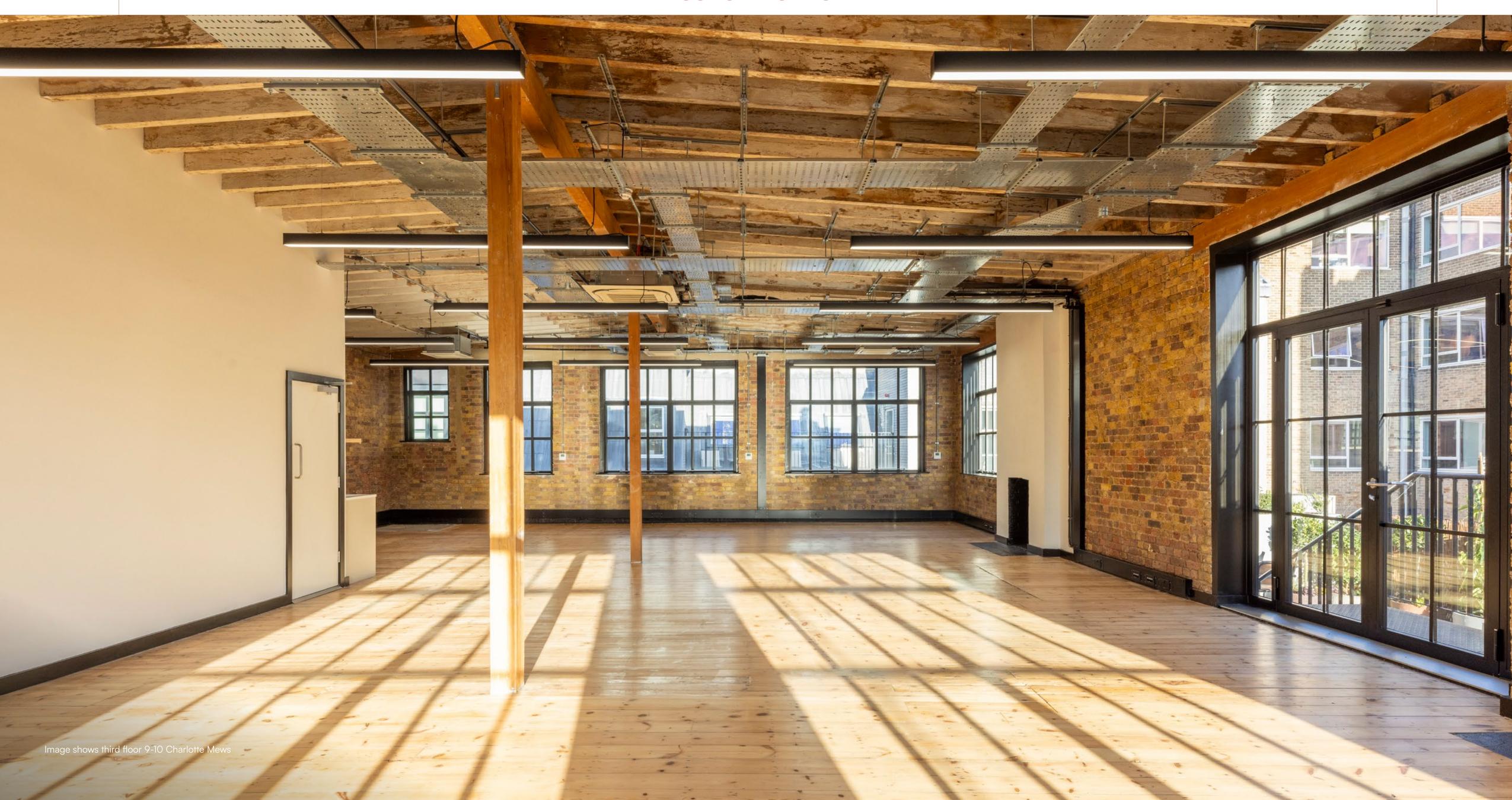




RAW REAL REFINER

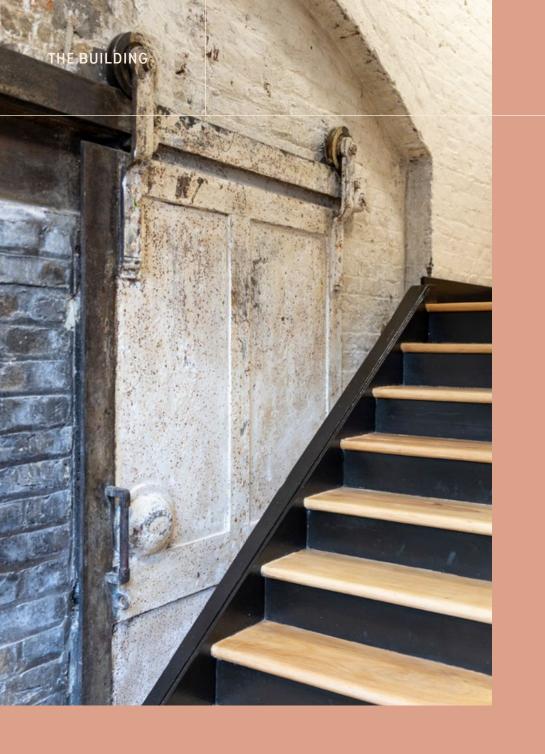
Uncover a hidden treasure in the vibrant heart of Fitzrovia, a warehouse-style office space seamlessly blending history with innovation. With its unique charm and energetic atmosphere, this space offers endless opportunities for your company to flourish amidst the bustling streets and rich culture of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





MUULA HANDIIUI













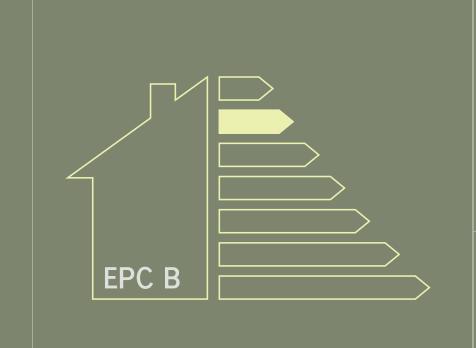




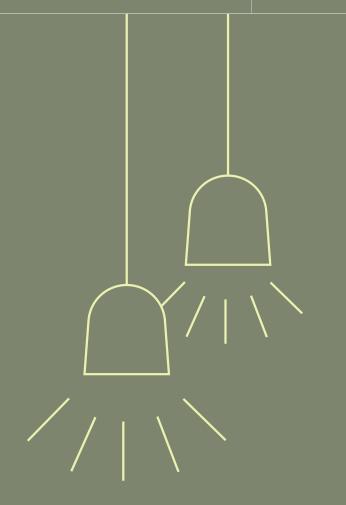


Having undergone a comprehensive refurbishment and refresh, Coachworks offers a modern workspace specification in a heritage filled London mews setting.

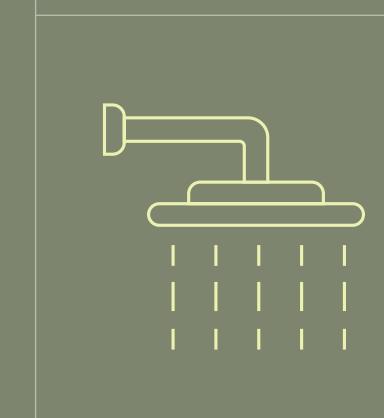
LOW CARBON, LOW COST



LARGE 790 SQ FT COMMUNAL ROOFTOP TERRACE

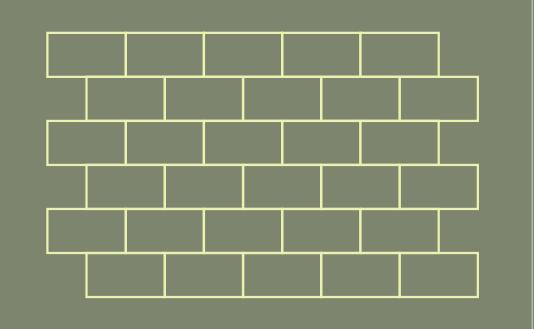


ENERGY EFFICIENT LED LIGHTING



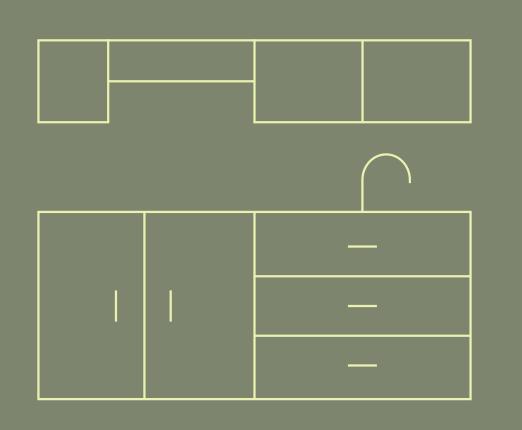




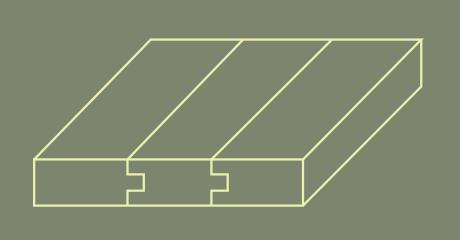


EXPOSED BRICKWORK



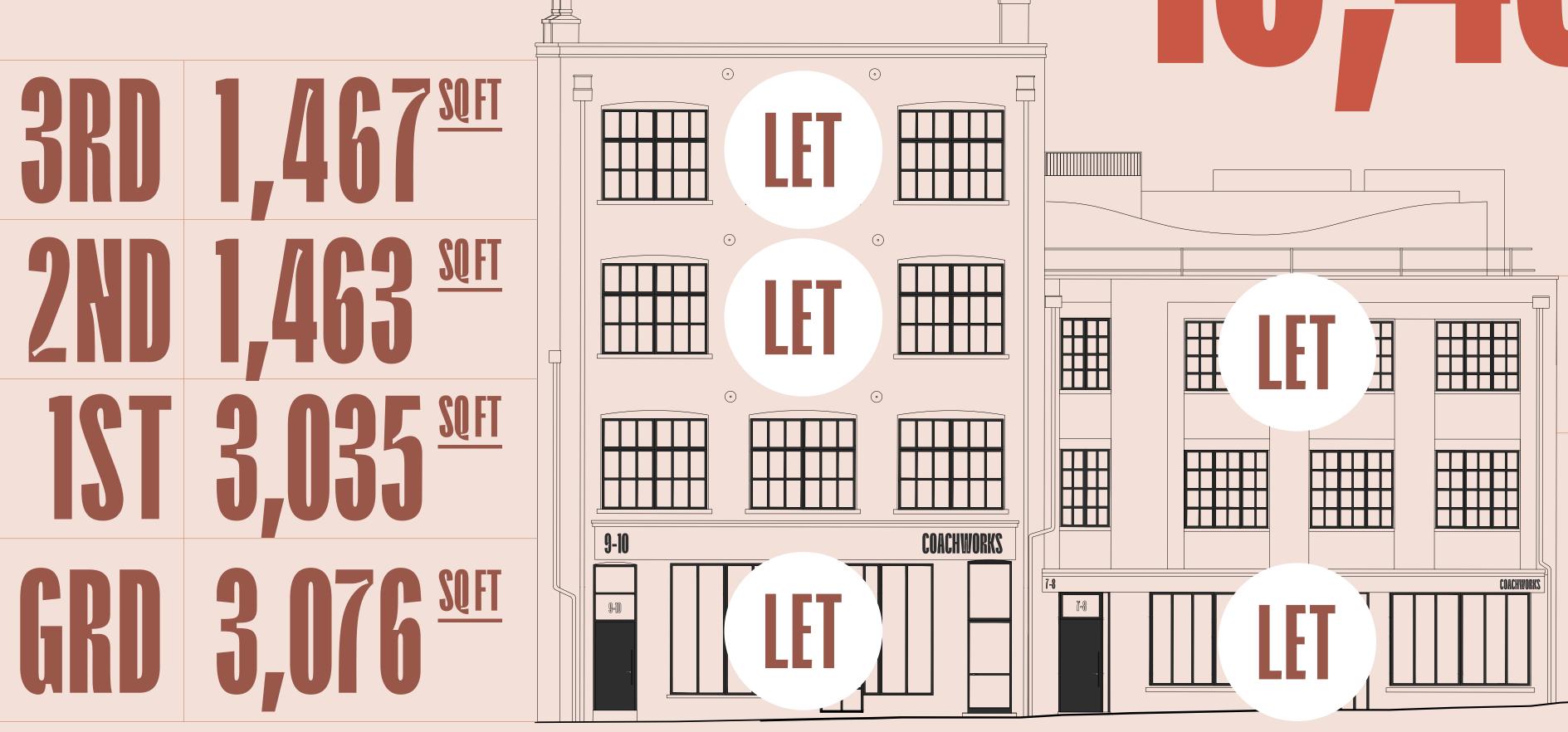


AIR CONDITI



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

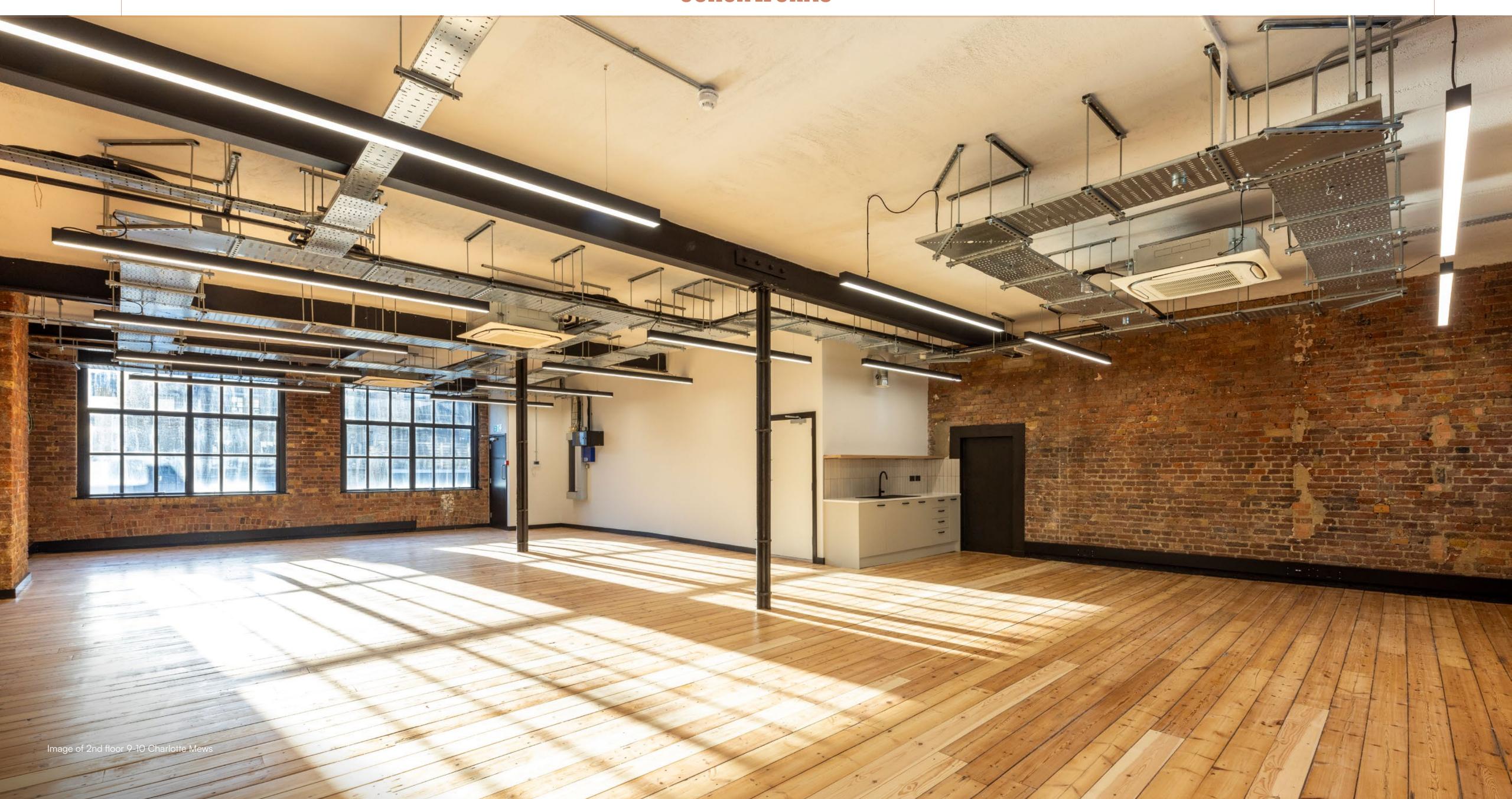
WCS & SHOWERS





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

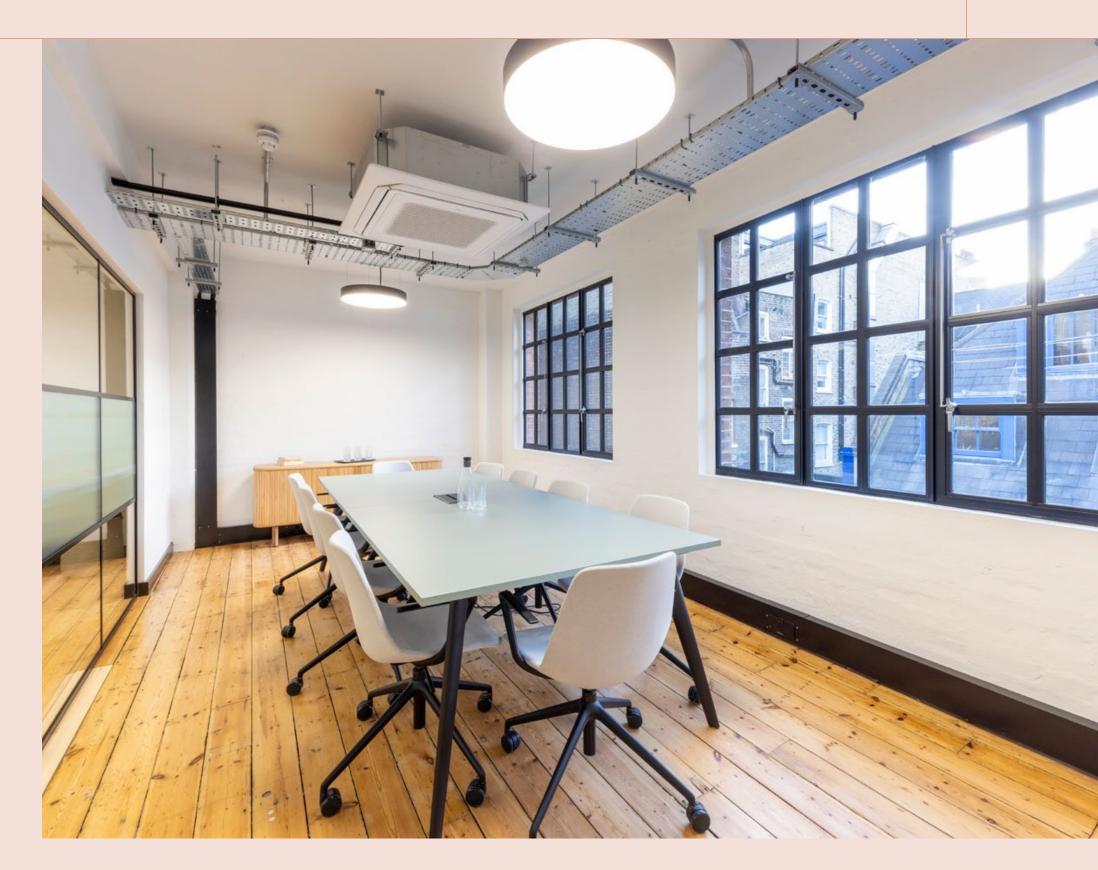


1,463 SQ FT

1,458 SQ FT







3RD FLOOR 1,40 SQFI

KEY

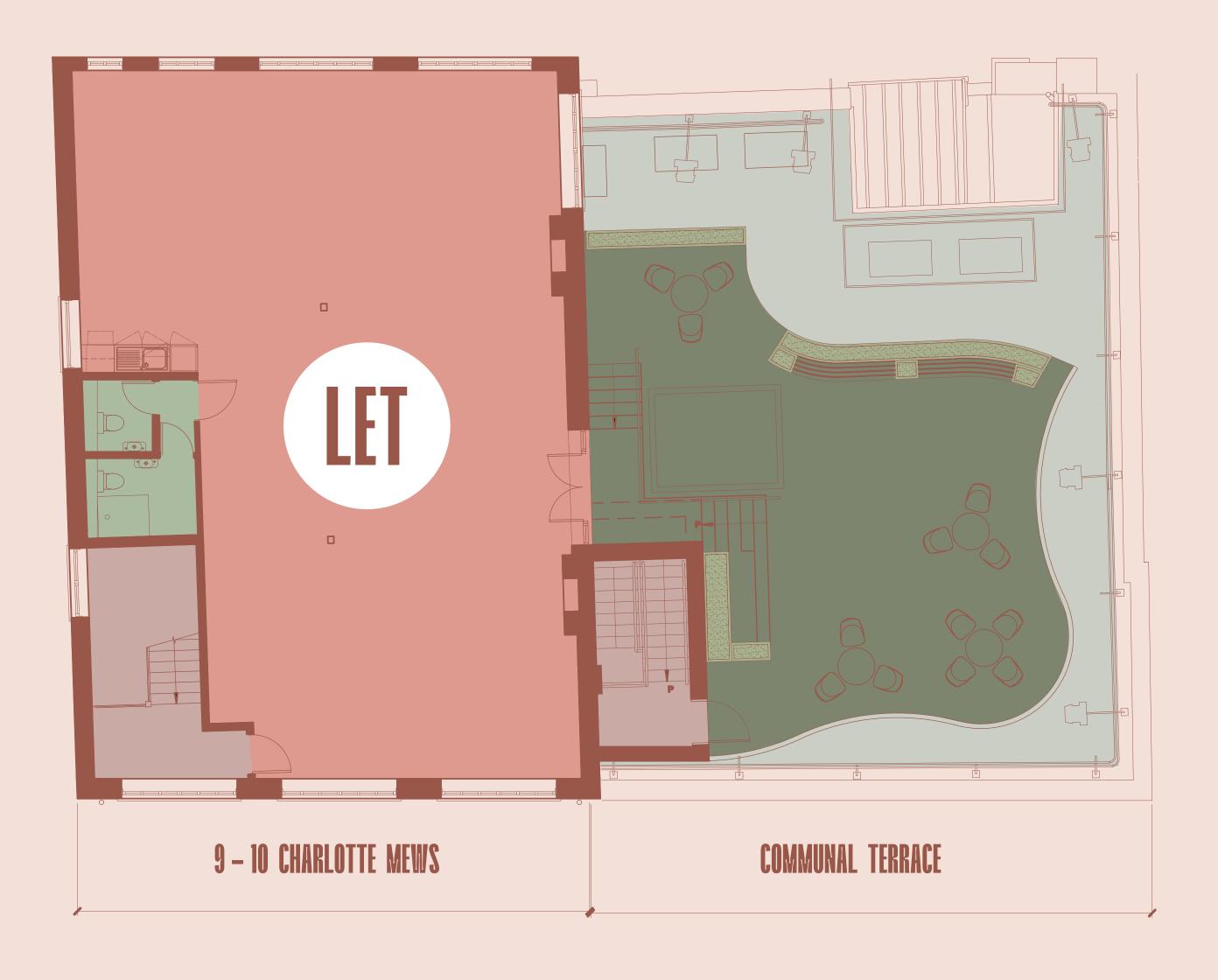
OFFICE

CORE

WCS

COMMUNAL TERRACE (790 SQ FT)

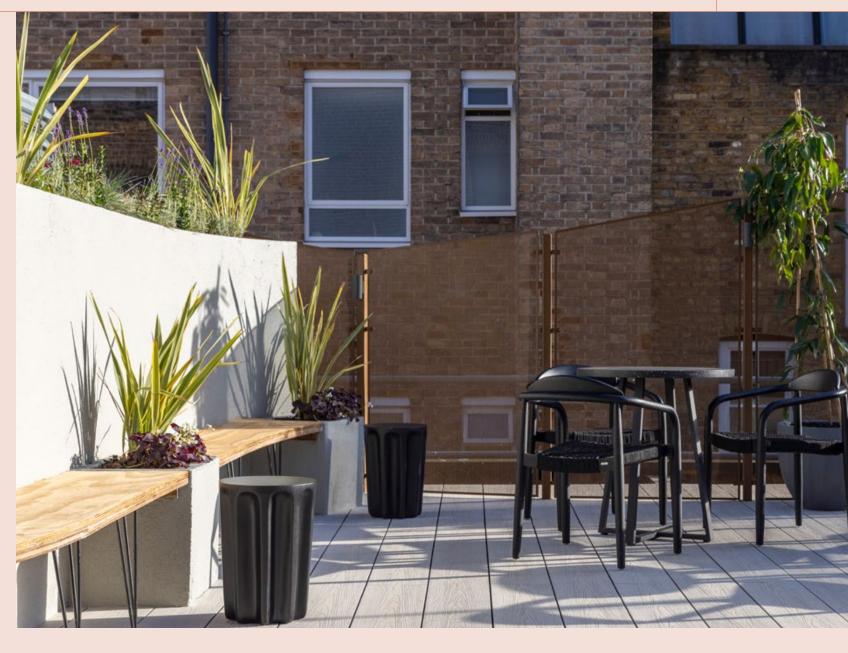


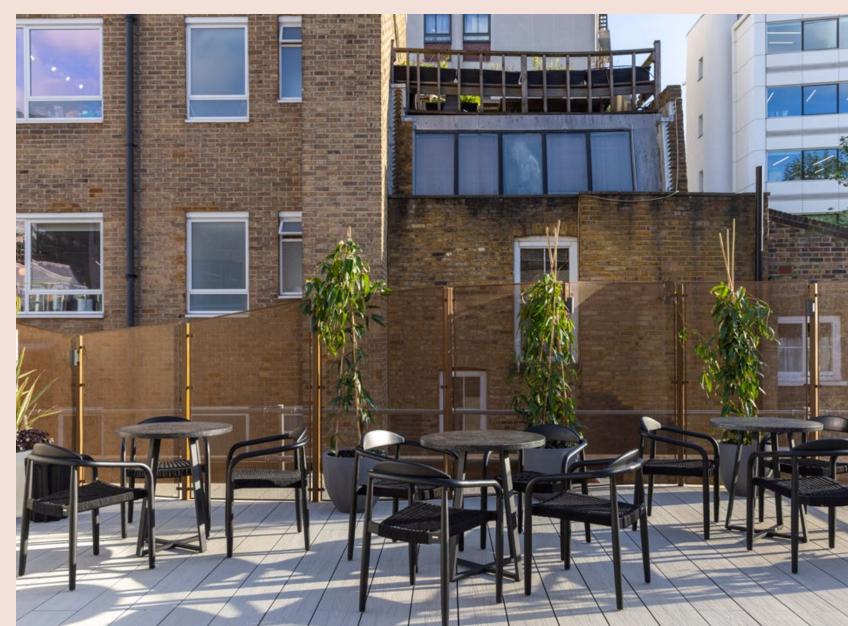






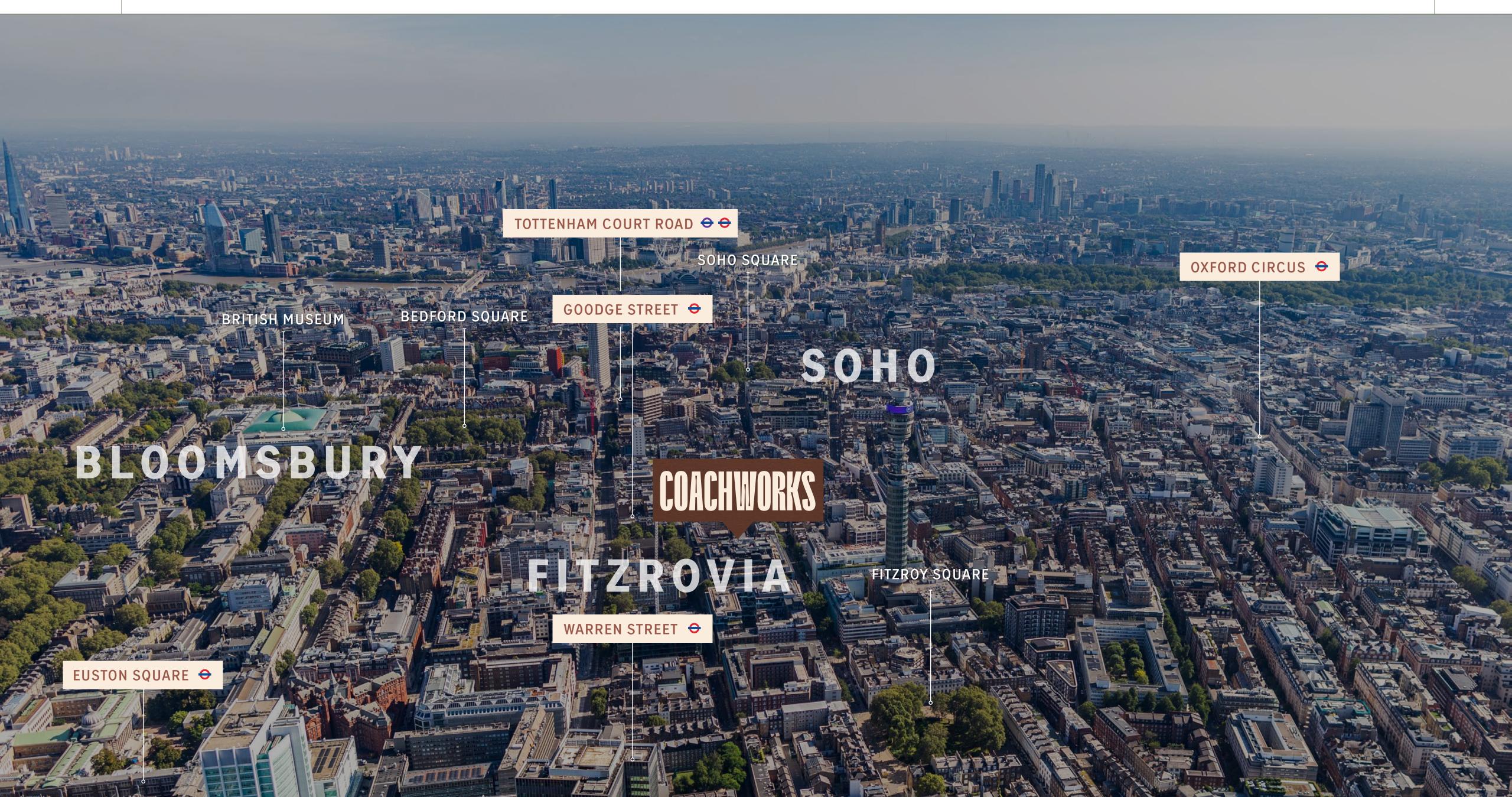






MUULINIULL







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:

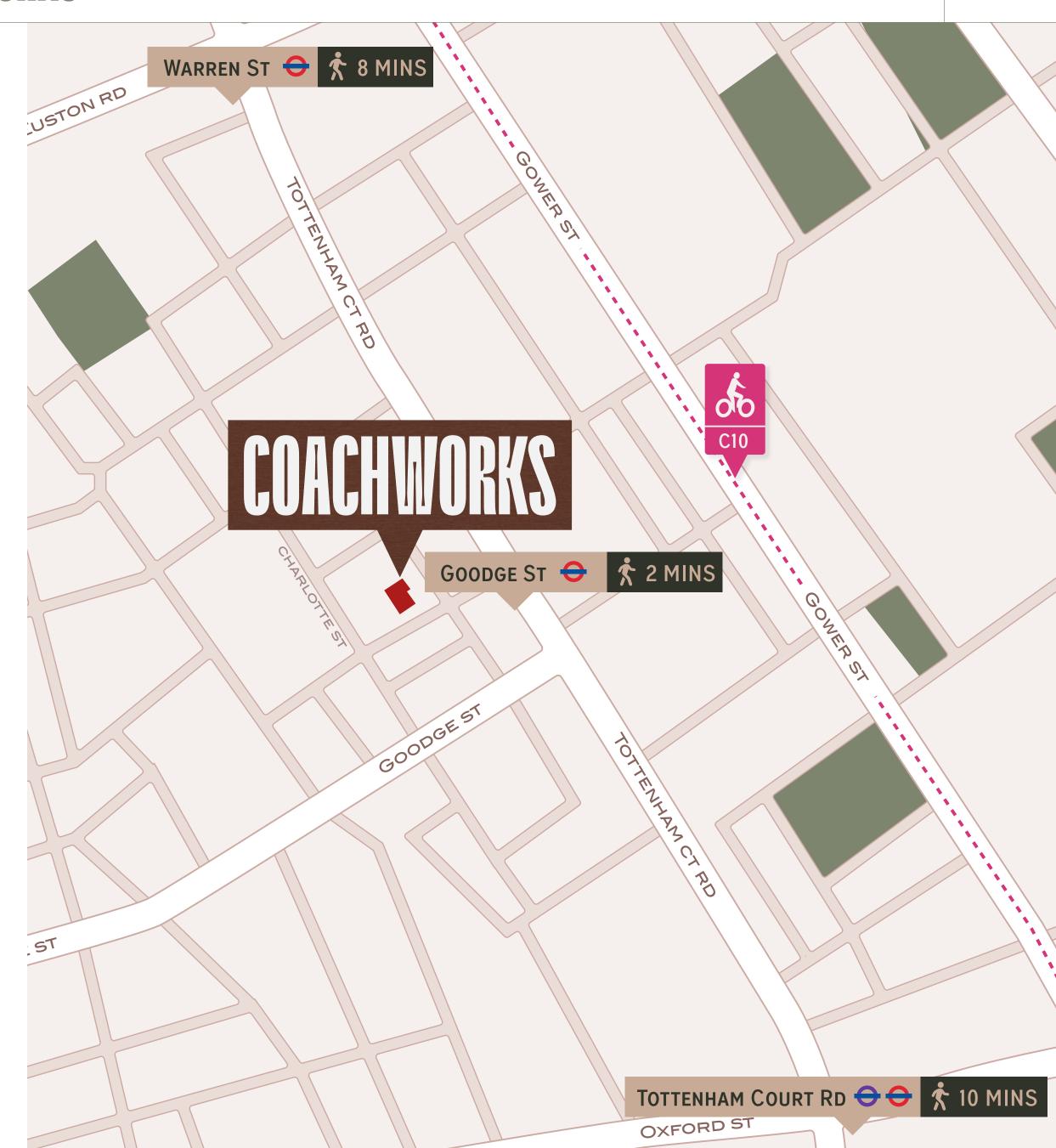
CHARING CROSS	2 MINS
FARRINGDON	3 MINS
BOND STREET	3 MINS
EUSTON	4 MINS
LIVERPOOL STREET	5 MINS
PADDINGTON	7 MINS
BANK	7 MINS
KING'S CROSS ST. PANCRAS	9 MINS
VICTORIA	9 MINS



AIRPORTS

Tottenham Court Road to:

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



















ENVY























COMTACTS



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