



# INDUSTRIAL FOUNDATIONS MODERN AMBITIONS

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.

The 1st floor is now available fully fitted and furnished and ready for immediate occupation.





First floor office area



First floor client lounge

# 1ST FLOOR

# 3,035 SQFT



## AMENITIES

- x32 fixed workstations
- x1 12-person boardroom
- x1 7-person meeting room
- x1 4-person booth
- x8 agile hot desk seats
- Client lounge and break out areas
- Kitchenette and dining area
- Demised wc's and shower

## KEY

- OFFICE
- CORE
- WCS & SHOWERS





First floor office area





First floor meeting room



First floor meeting rooms & break-out areas



# ELEVATED SPACE OUTDOOR TERRACE



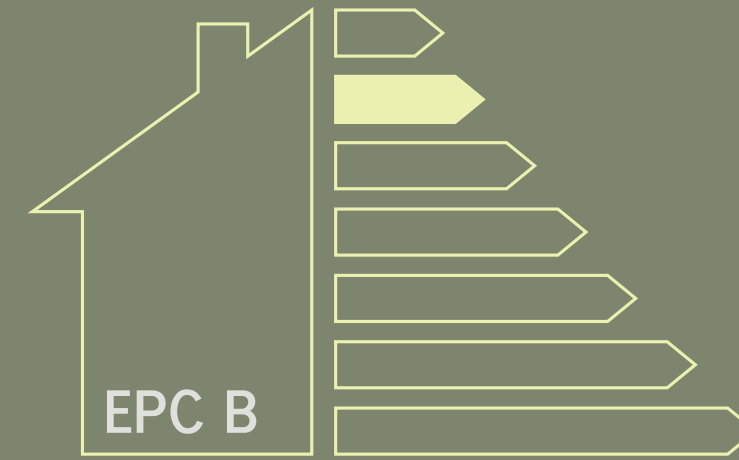
Image of 3rd floor communal terrace



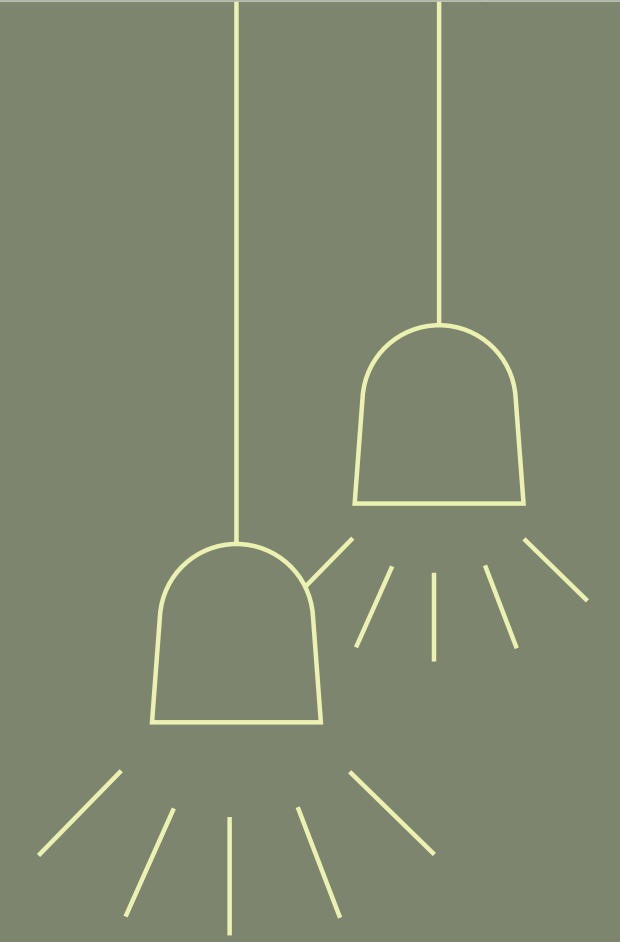
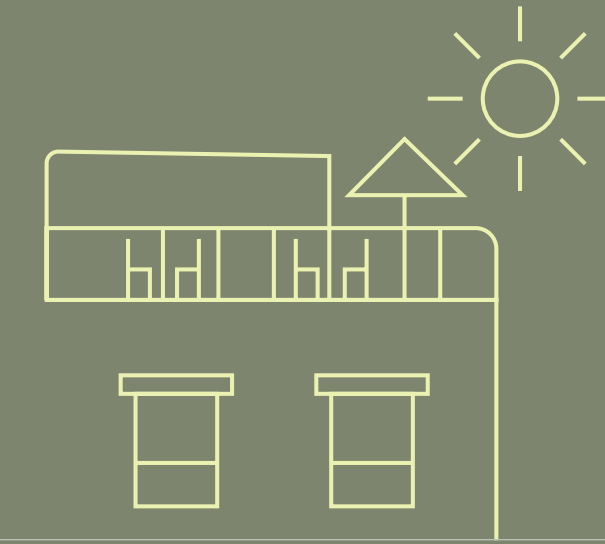
# SPECIFICATION

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

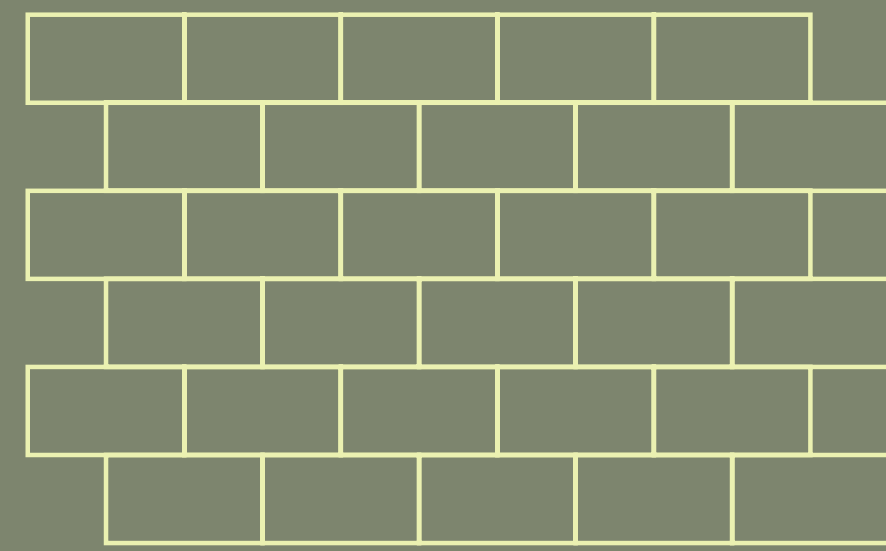
LOW CARBON, LOW COST



LARGE 790 SQ FT COMMUNAL ROOFTOP TERRACE

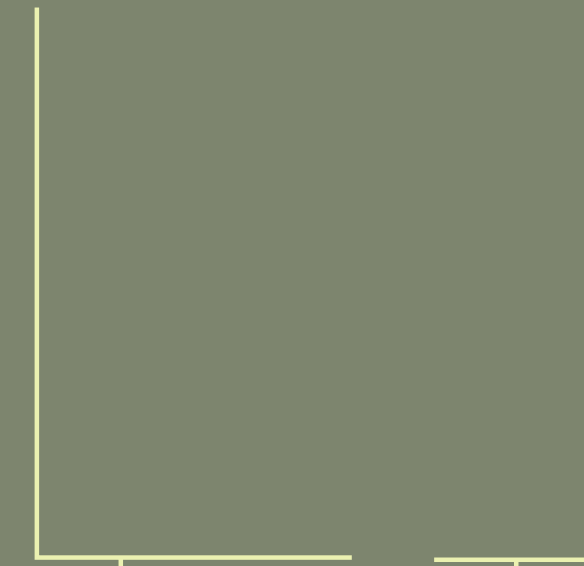
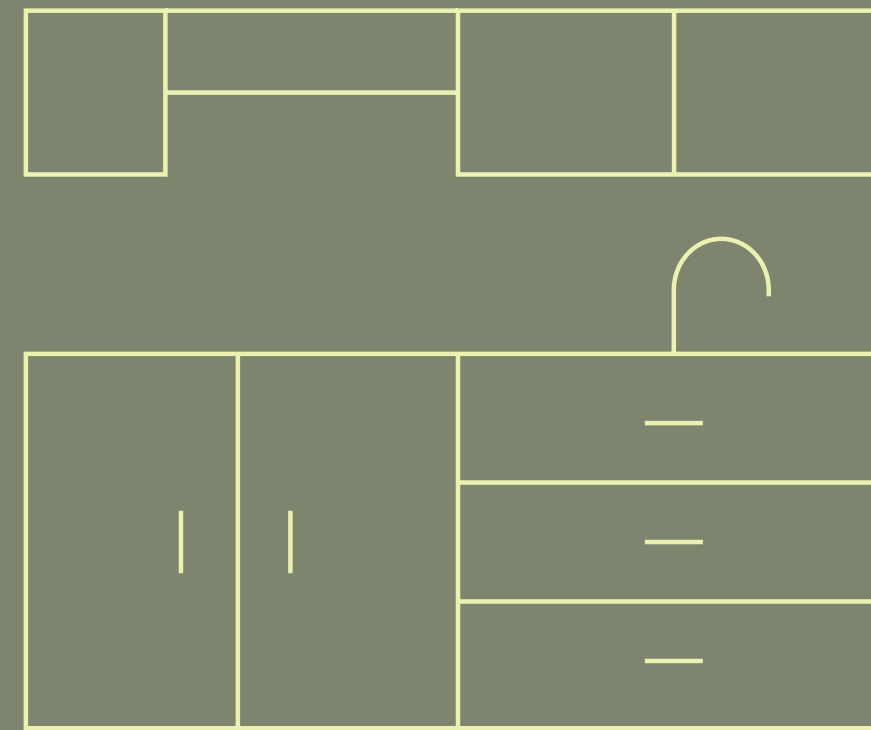


ENERGY EFFICIENT LED LIGHTING

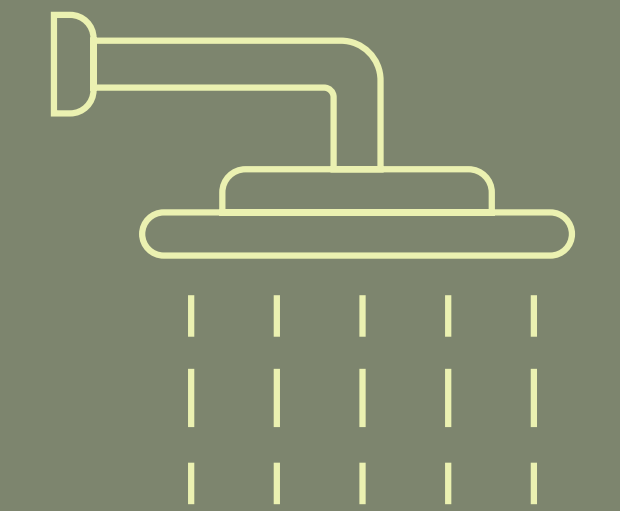


EXPOSED BRICKWORK

KITCHENETTES

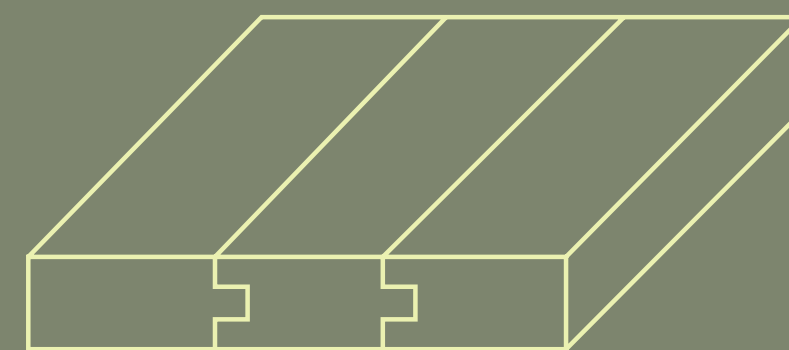
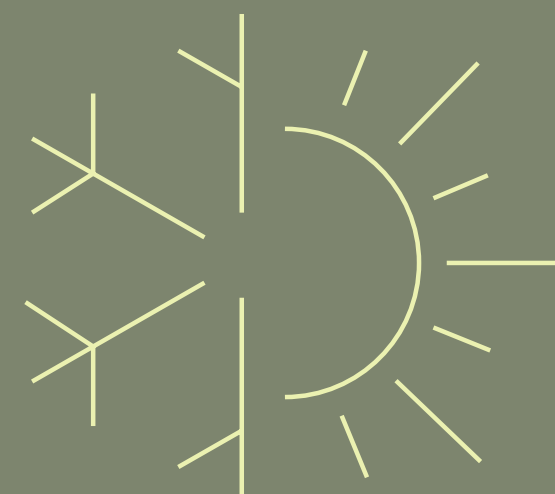


FIBRE READY, UP TO 10 GB



NEW WCS & SHOWERS

AIR CONDITIONING



TIMBER FLOORING

# W1 PERSPECTIVE



TOTTENHAM COURT ROAD 

SOHO SQUARE

GOODGE STREET 

BRITISH MUSEUM

BEDFORD SQUARE

# SOHO

# COACHWORKS

OXFORD CIRCUS 

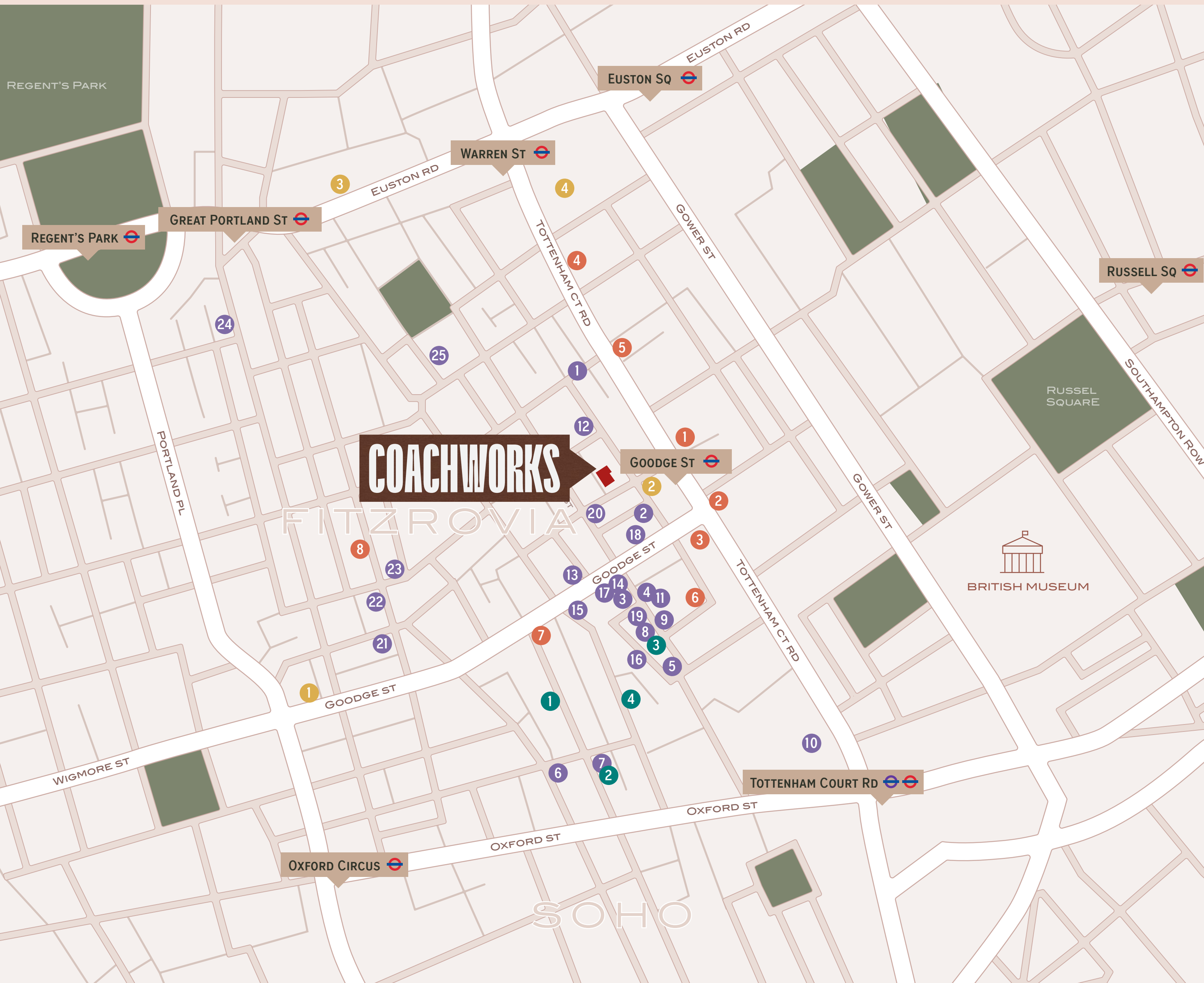
# BLOOMSBURY

# FITZROVIA

FITZROY SQUARE

WARREN STREET 

EUSTON SQUARE 



# 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.

## 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. 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



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# COACHWORKS.LONDON