

TO LET

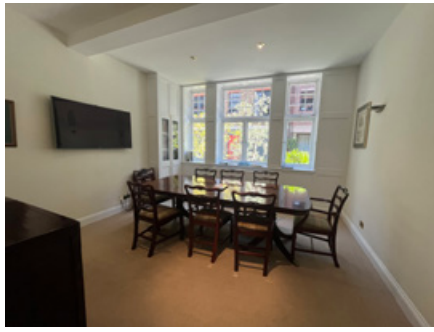
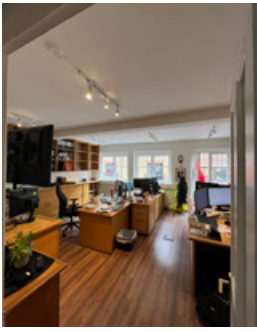
MEWS OFFICE BUILDING

Brownlow Mews, London, WC1N 2LQ

**GRAHAM
SIBBALD**



- Extending to 1,405 sq. ft
- Available in whole or part.
- Self contained office building.
- Located in London's Bloomsbury neighbourhood.
- Well presented Mews would suit a multitude of occupiers.



LOCATION

The subject property is located at 27a Brownlow Mews, in London's popular Bloomsbury neighbourhood. Brownlow Mews is one of the city's most charming cobbled mews streets and benefits from an eclectic mix of office occupiers, residential dwellings and local amenities.

Brownlow Mews is within walking distance of Russell Square, Farringdon and Chancery Lane tube stations. King's Cross St Pancras and Euston train stations are located just over a mile away, providing national and international connections. Farringdon is also located on the Elizabeth Line providing direct access to towns West and East of central London. Several bus routes run along Gray's Inn Road, further enhancing the public transport options in the area.

DESCRIPTION

27a Brownlow Mews is a 1,400 sq. ft self-contained mews office building arranged over Ground, First and Second floors. The space benefits from an abundance of character, period features and ample natural light.

AMENITIES

- Self-contained
- Office suites
- Dedicated Board Room
- Kitchenette
- Shower facilities
- Openable windows throughout
- Storage

The property benefits from mains gas, electricity, water and drainage.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following Net Internal Area:

Floor	NIA Sq m	NIA Sq. Ft
Second	27.66	298
First	69.96	753
Ground	32.92	354
Total	131	1,405

RATEABLE VALUE

This property has a rateable value of £56,000

Uniform Business Rate: 0.555p in the £

Estimated rates payable: £31,000 pa

These figures are provided as a guide only; interested parties are advised to confirm this with the local rates authority.

TENURE

A new Lease on Full Repairing and Insuring terms.

QUOTING RENT

£62.50 per sq. ft (£88,000 per annum exclusive).

EPC

Available upon request.

COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT may be applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



To arrange a viewing please contact:

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: October 2025