



21 GRAFTON MEWS 23

FITZROVIA LONDON W1

**SELF-CONTAINED  
MEWS BUILDING  
2,525 SQ FT**

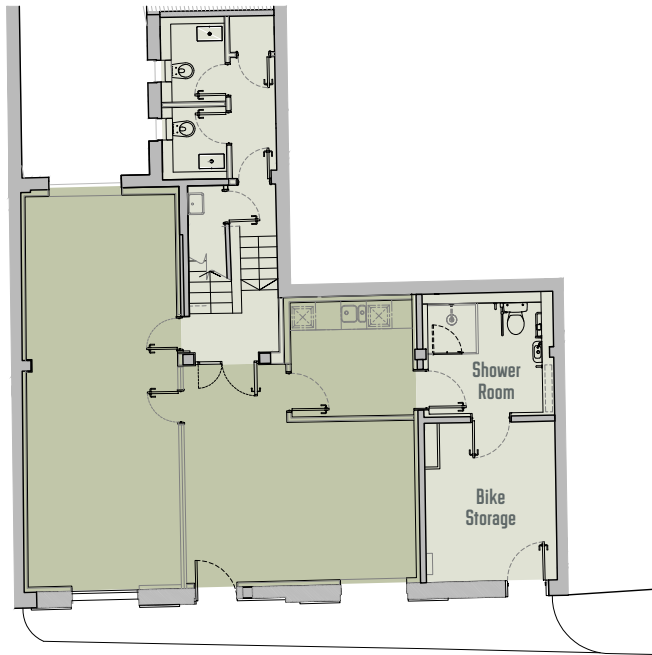
A stunning self contained mews office building redefined through a considerate refurbishment by Emrys Architects, concentrating on bringing back to life the external historic detailing.

Internally a modern and bespoke high level internal specification delivers a creative office building to suit a range of different businesses.



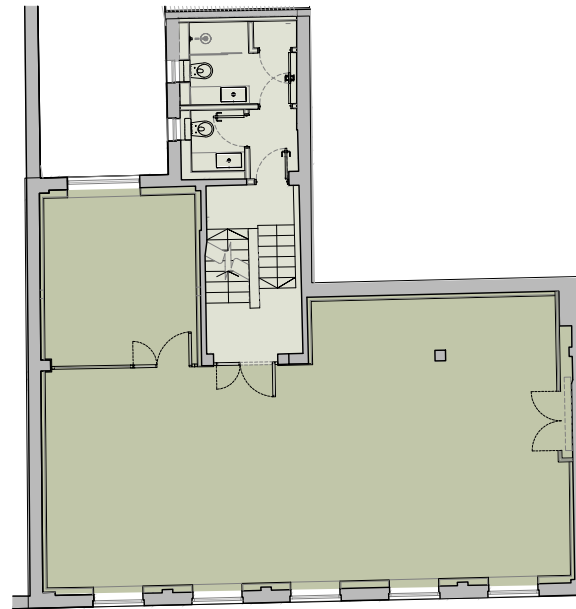
# AVAILABILITY

Floor	Sq Ft	Sq M
Second	766	71
First	983	91
Ground	776	72
<b>Total</b>	<b>2,525</b>	<b>234</b>

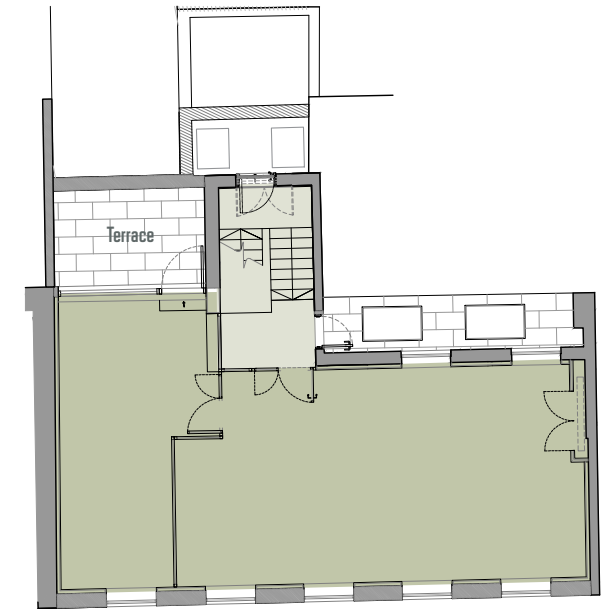


Grafton Mews

**Ground Floor**



**First Floor**



**Second Floor**

# AMENITIES



Self Contained Office



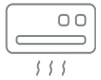
Fully refurbished



Open plan offices



Second floor terrace



Air conditioning



New LED Lighting



Perimeter Trunking



Wood floors



New WC's



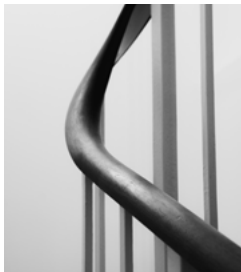
Shower Facilities



Secure bike racks and lockers



Fibre provisions and fully cabled



# GRAFTON MEWS IS IDEALLY SITUATED TO BENEFIT FROM A SUPERB VARIETY OF AMENITIES



# LOCATION



[grafftonmews.com](http://grafftonmews.com)

## LOCAL OCCUPIERS

1. Michael Kors | Fashion
2. The Mission Group | Marketing
3. Meta Social Media
4. Netflix | Entertainment
5. Arup | Architecture

## LEISURE & AMENITIES

6. Kaffeine | Artisan Coffee
7. HT Harris Delicatessen | Artisan Deli
8. Shoop Shook | Salad bar
9. Clutch | Clothing & Café
10. The Penny Drop | Artisan Coffee
11. Fabrique | Café & Deli
12. Envie Skin Drinks | Smoothie bar

## HEALTH & FITNESS

13. Rumble | Gym
14. Flow LDN Pilates
15. Club Q | Personal Training
16. Fitness First | Gym
17. FS8 | Pilates

## FOOD & BEVERAGE

18. Miel Bakery
19. Nazuki Garden
20. Qima Café
21. Bang Bang Vietnamese
22. The Royal Cocktail Exchange | Bar
23. Boca a Boca | Restaurant
24. Vagabond | Wine Bar
25. Salt Yard | Restaurant
26. Marquis of Granby | Bar
27. Roka | Restaurant
28. 64 Goodge Street | Restaurant

**EDWARD CHARLES  
& PARTNERS W1**  
CHARTERED SURVEYORS

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Owned by

**gms**

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