



20-22 Mortimer St.

FITZROVIA



Timeless by design

A newly refurbished office building in Fitzrovia. Spanning 5 floors, the scheme blends 1920s period character with contemporary designer finishes and wellness-focused amenities.

Designed by leading workspace studio HÛT Architecture, it features high-spec CAT A workspaces, best-in-class end-of-journey facilities for active commuters and cyclists, and a stunning third-floor terrace. Brand-new MEPH systems are designed for efficiency and minimal maintenance.

The ideal opportunity for either a flagship HQ or multi-tenant occupation with optional ground floor retail.

On Your doorstep

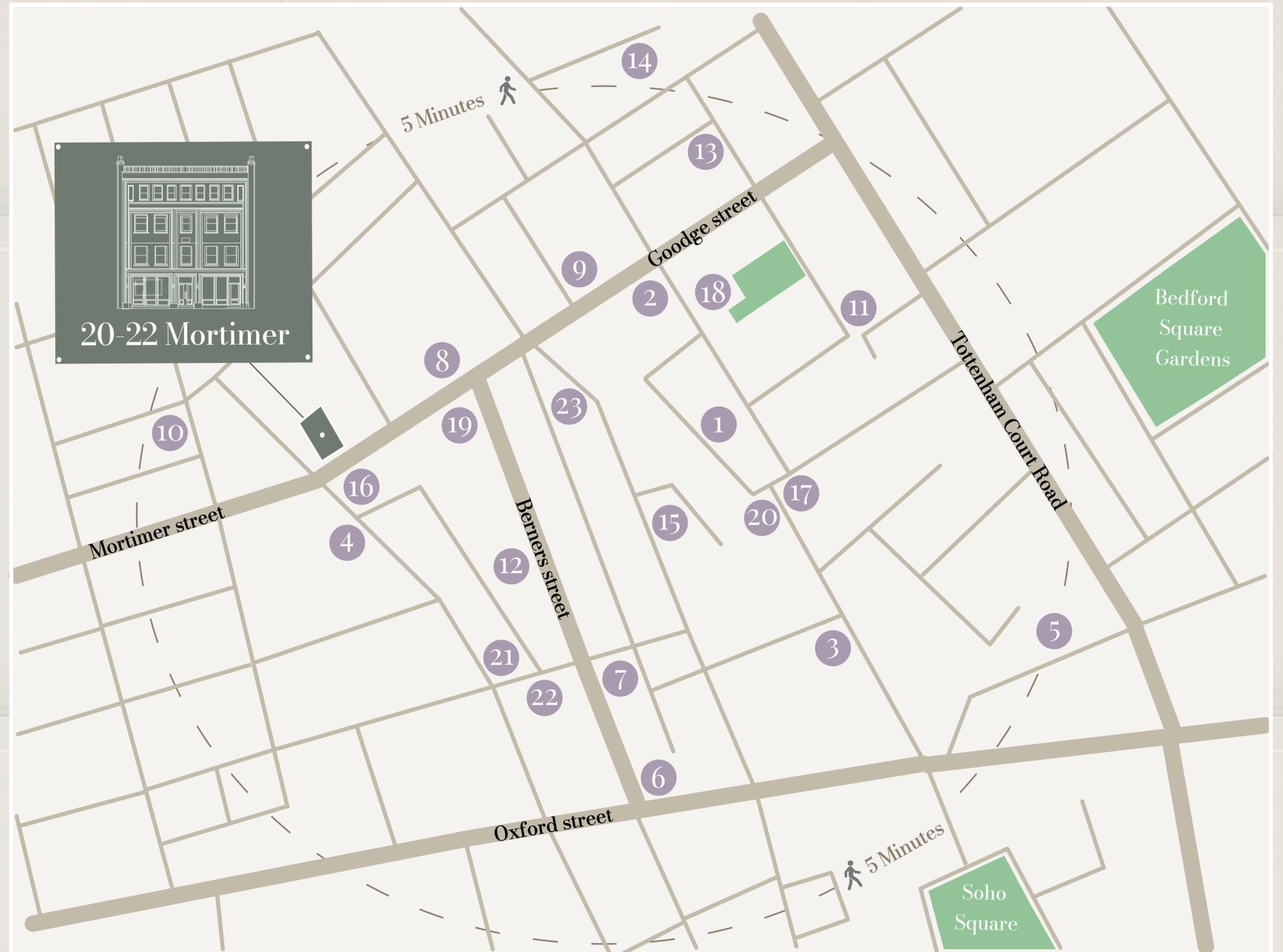
Prominent Fitzrovia Occupiers

- | | |
|---------------------------|---------------------|
| 1 Meta | 10 Motorway |
| 2 Estée Lauder | 11 Netflix |
| 3 Boston Consulting Group | 12 Bakkavor |
| 4 Take-Two Interactive | 13 Revcap |
| 5 Apollo | 14 Freuds |
| 6 G-Research | 15 Freemantle |
| 7 Arup | 16 Gamesys |
| 8 Make Architects | 17 Technicolour |
| 9 Heineken | 18 Perella Weinberg |



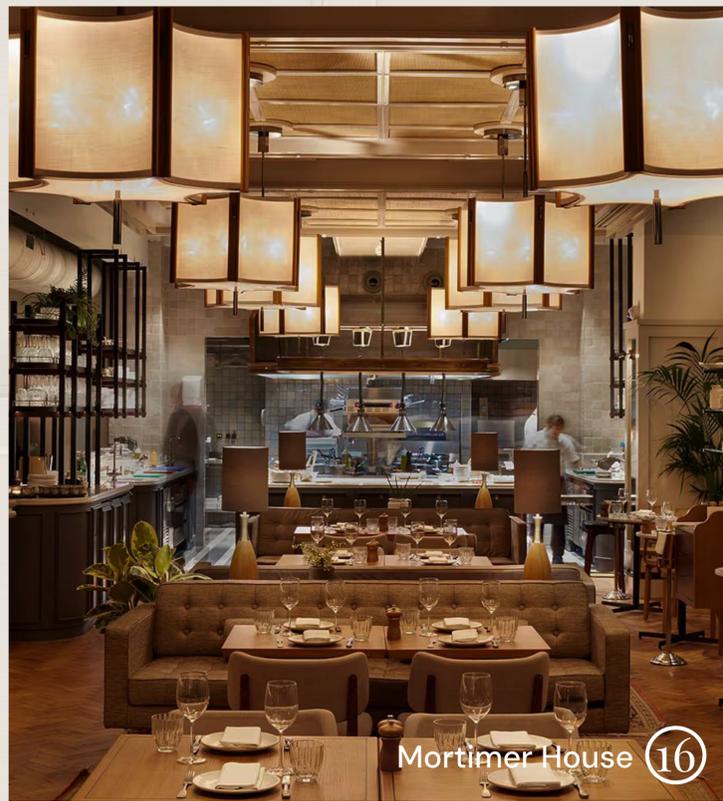
Amenity-Rich Surroundings

- | | |
|--------------------------|-----------------------|
| 1 Charlotte Street Hotel | 13 Noizé |
| 2 ROKA | 14 Bubbledogs |
| 3 Circolo Popolare | 15 The Mandrake Hotel |
| 4 Rovi | 16 Mortimer House |
| 5 Hakkasan | 17 Lima |
| 6 Berners Tavern | 18 Pied à Terre |
| 7 The London Edition | 19 Flesh and Buns |
| 8 The Arber Garden | 20 Six by Nico |
| 9 The Salt Yard | 21 Kaffeine |
| 10 Riding House Café | 22 Aros QD |
| 11 Bao Fitzrovia | 23 New Hotel |
| 12 Sanderson Hotel | |





The London Edition 7



Mortimer House 16



Roka 2



Salt Yard 9

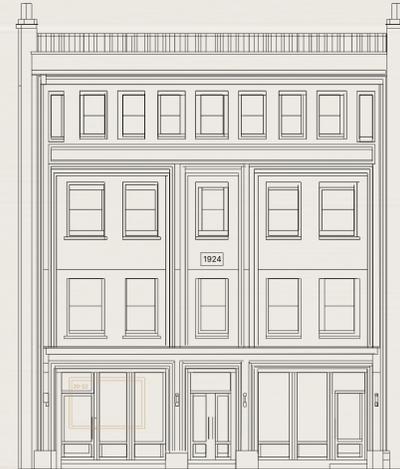


Berners Tavern 6

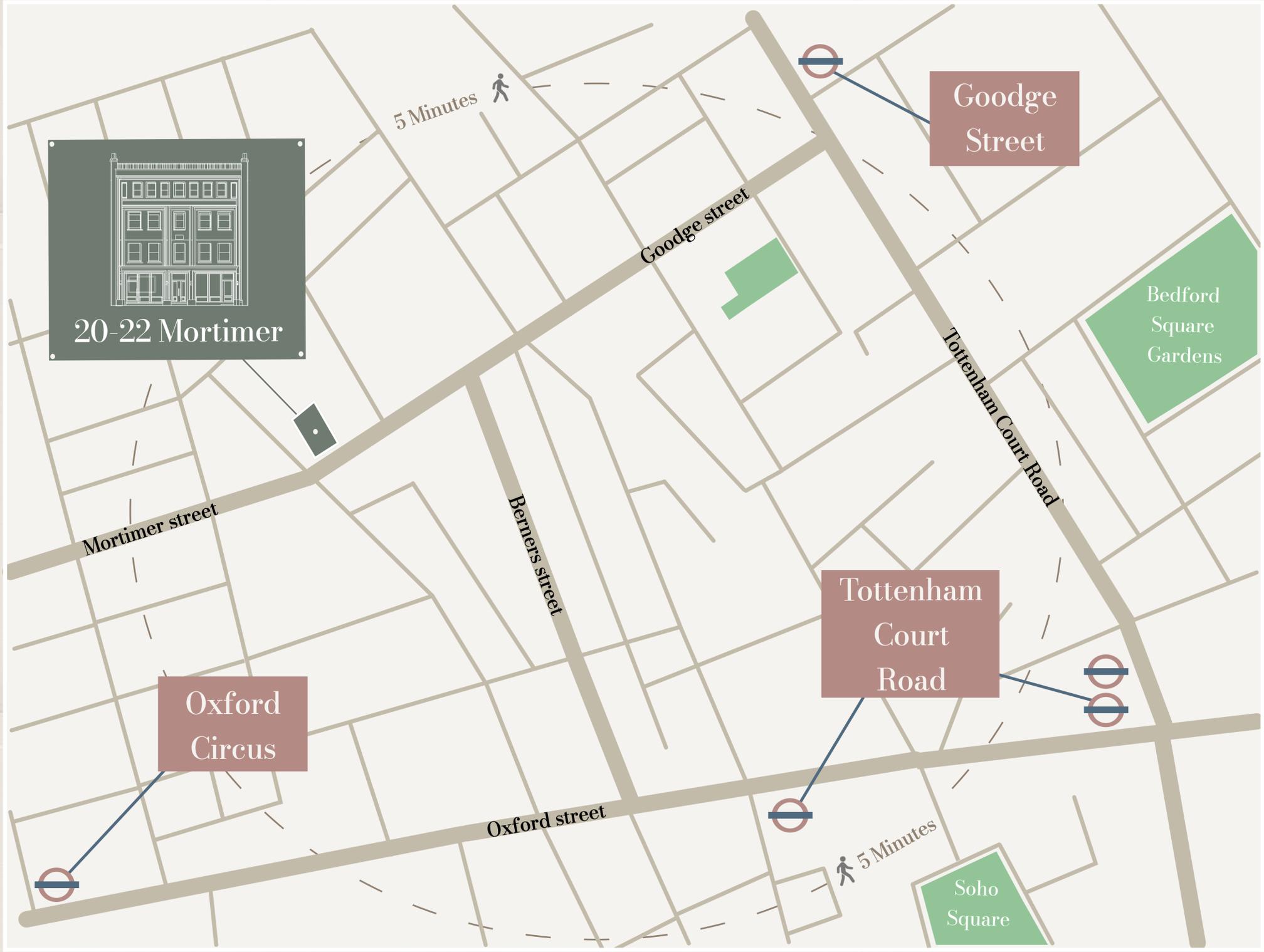


Circolo Popolare 3

Quick travels



- 5-Minute Walk
- 
 Goodge Street
Northern Line
 - 
 Oxford Circus
Bakerloo Line
Central Line
Victoria Line
 - 
 Tottenham Court Road
Central Line
Elizabeth Line
Northern Line



Schedule of Areas

3rd Floor

Space 1,260 sq ft – 117 sq m • *Terrace*

2nd Floor

Space 1,774 sq ft – 164 sq m

1st Floor

Space 1,744 sq ft – 162 sq m

G Floor

Space 1,763 sq ft – 164 sq m • *Concierge* • *Reception (NIA: 505 sq ft – 47 sq m)*

LG Floor

Space 1,682 sq ft – 156 sq m • *Showers* • *Cycle Storage* • *Changing Rooms* • *Lockers*

Total

8,728 sq ft – 810 sq m



First Impressions Matter

Computer generated image for indicative purposes only



Elegantly Refined & Ready



Computer generated image for indicative purposes only

Adaptable by Design



Computer generated image for indicative purposes only

Everything Considered



Computer generated image for indicative purposes only

Elevated Perspective



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Facilities with Function & Finesse



Computer generated image for indicative purposes only

Cycle-Ready Convenience

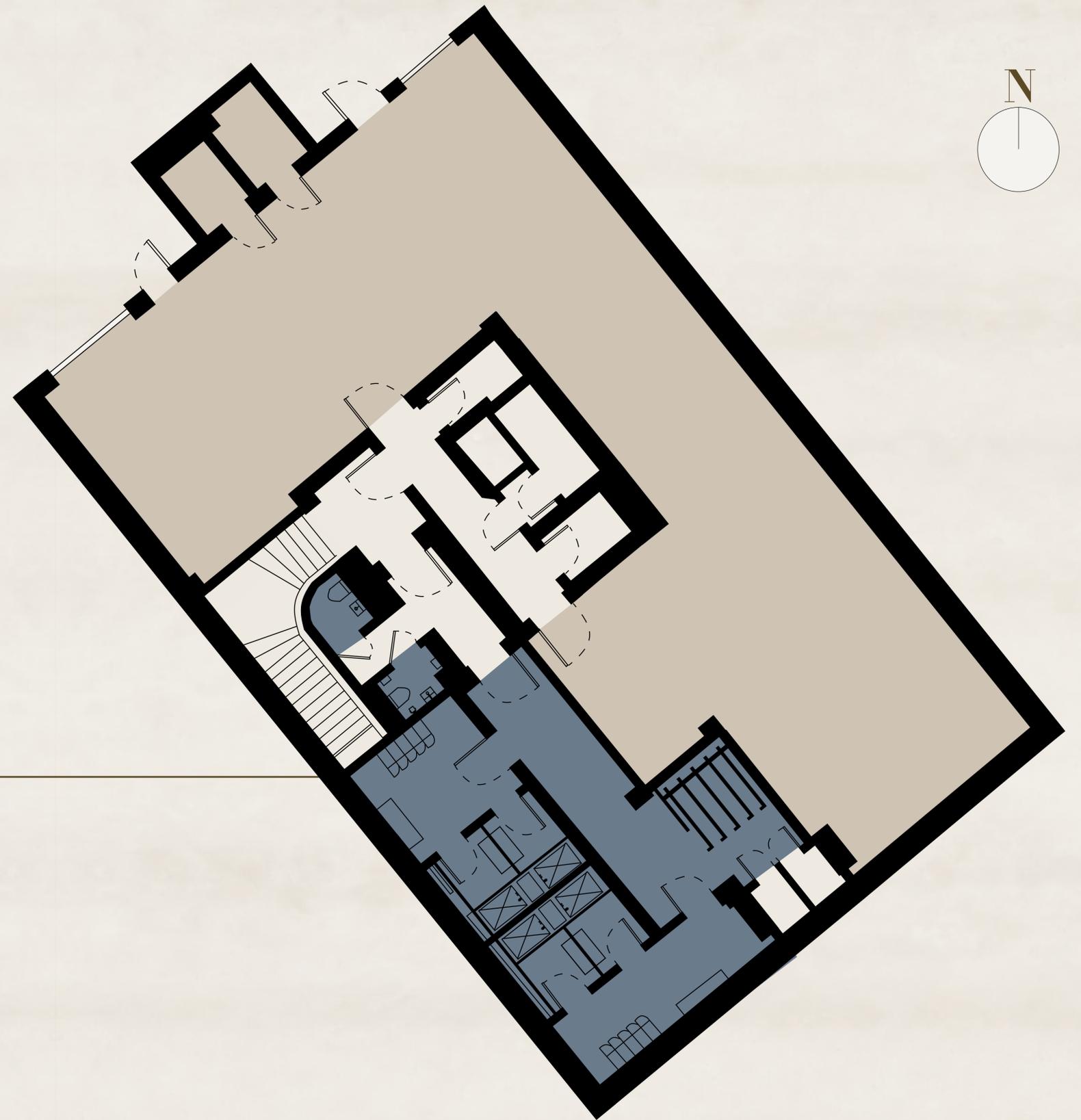


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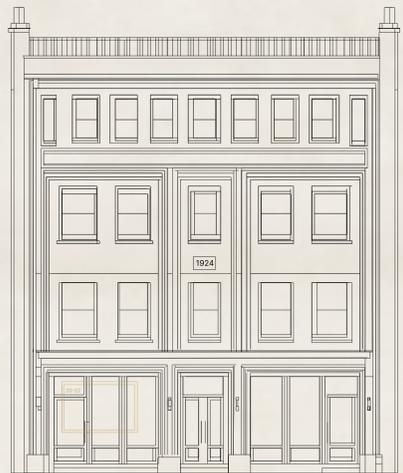
Floor Plans

Key

- Space
- End of Journey Facilities



NIA:
156 sq m
1,682 sq ft



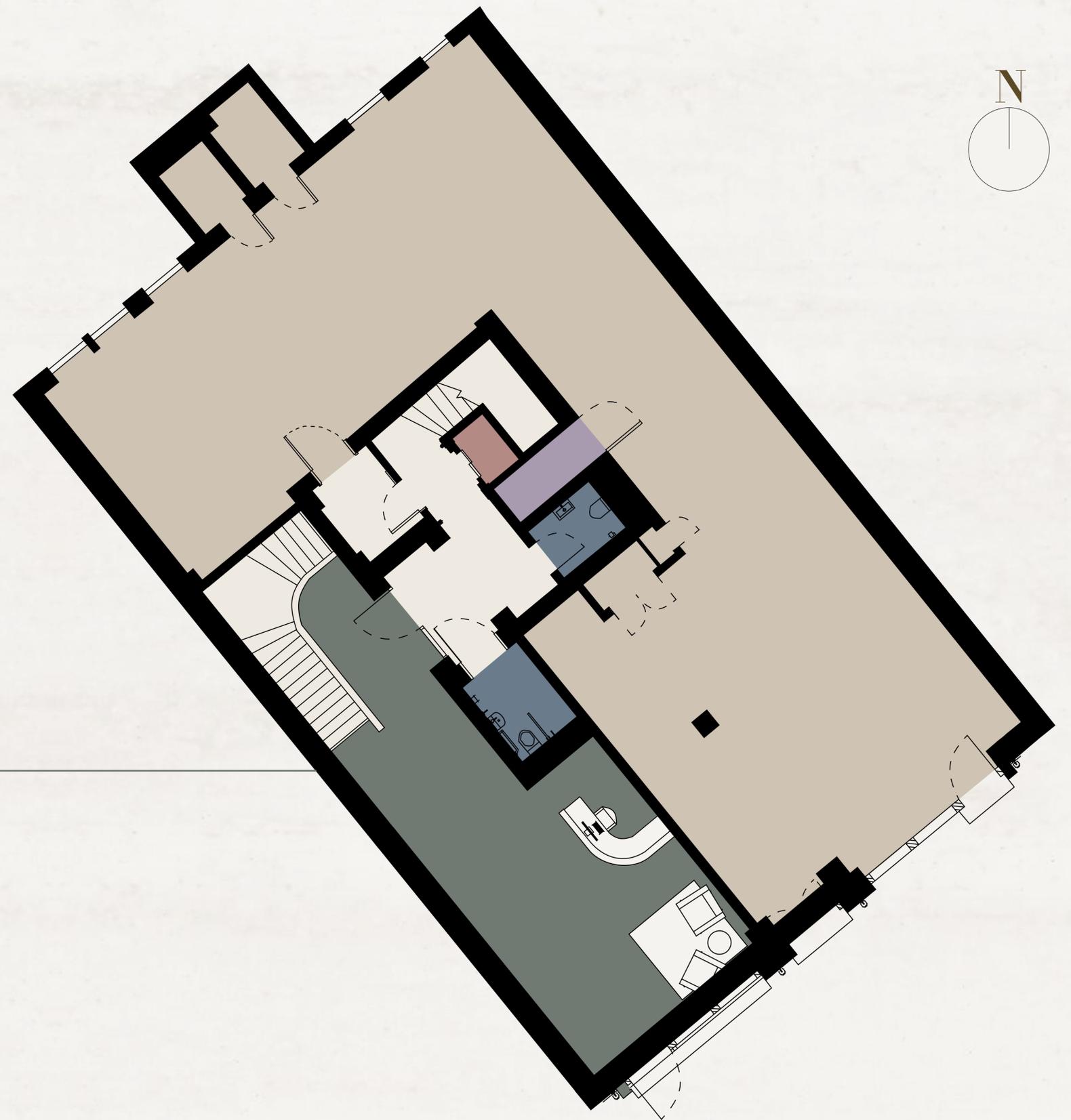
LG Floor

Floor Plans

Key

- Reception (NIA: 47 sq m – 505 sq ft)
- Lift
- Storage
- Space
- End of Journey Facilities

NIA:
164 sq m
1,763 sq ft



G Floor



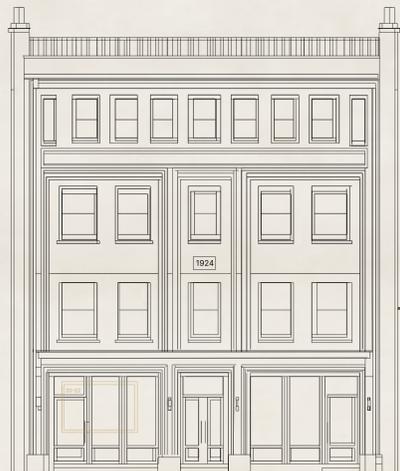
Floor Plans



Key

- Lift
- Space
- End of Journey Facilities
- Kitchenette

NIA:
162 sq m
1,744 sq ft



1st Floor

Floor Plans



Key

-  Lift
-  Space
-  End of Journey Facilities
-  Kitchenette

NIA:
164 sq m
1,774 sq ft



2nd Floor



Floor Plans

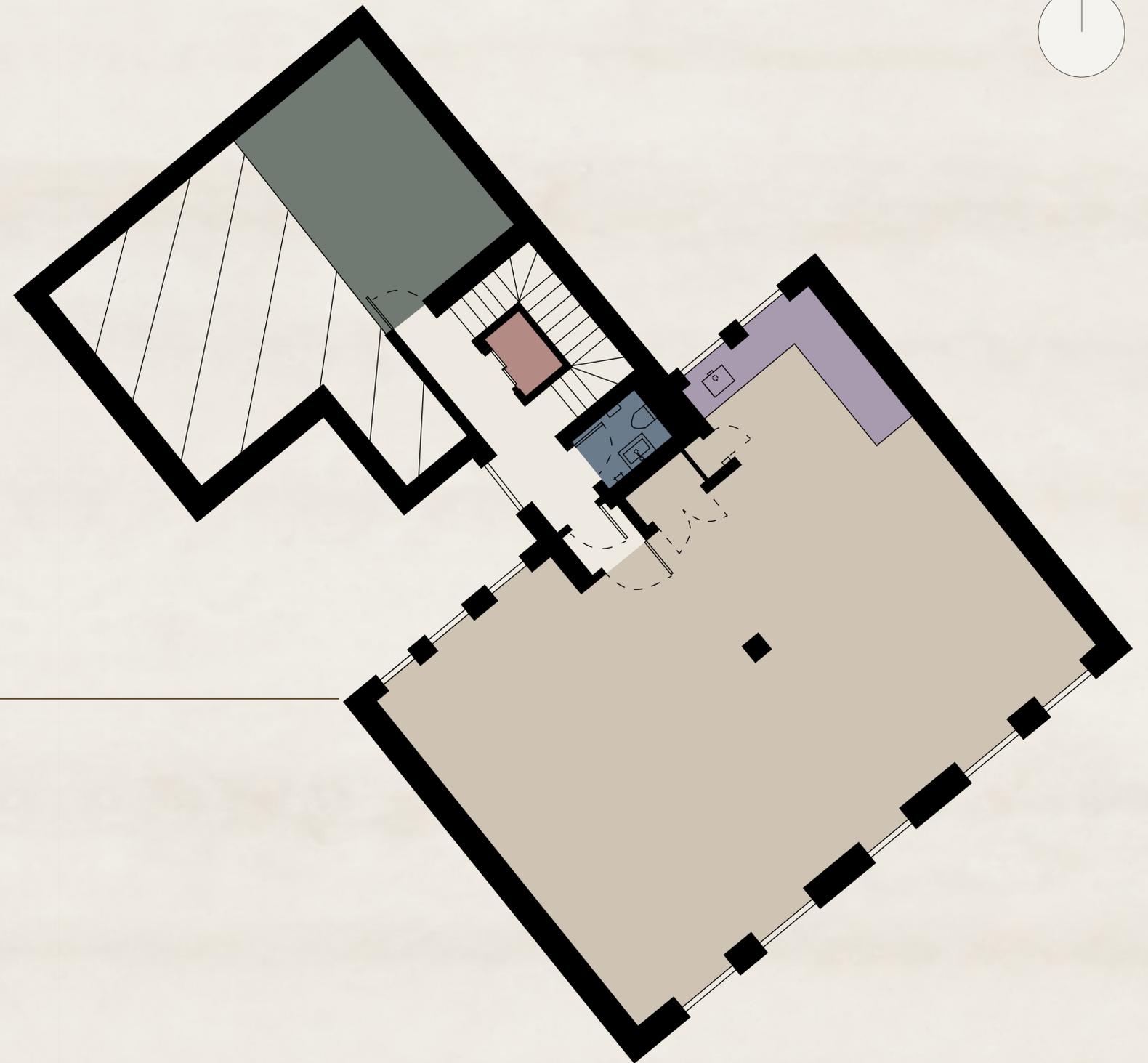
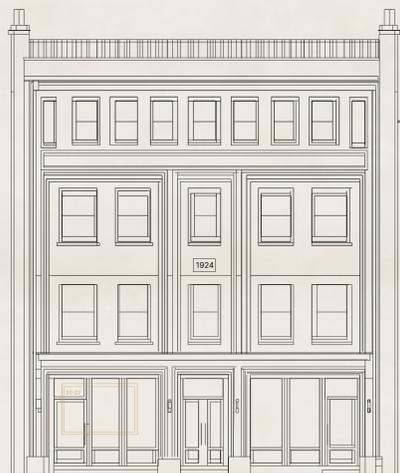


Key

- Lift
- Space
- Terrace
- End of Journey Facilities
- Kitchenette

NIA:
117 sq m
1,260 sq ft

3rd Floor



Building Specification

Amenities



4 Showers & Changing Rooms



4 People Passenger Lift



Secure Cycle Storage

Communal Terrace

Staffed Reception

Design & Architecture



Bespoke Timber & Fluted Wood Features



Open, Natural Light-filled Floorplates



Cat A Refurbishment

Security, Access & Glazing



Integrated Access, CCTV & Intruder Alarm Security Systems



Glazed Frontage with Prime Branding Potential

Restored Heritage Sash Windows



New High-Performance Glazing

Three Independent Entrances

Building Systems



LED Lighting with Daylight Sensors

Fresh Air Ventilation Systems



New VRF Air Conditioning

Fibre-ready Connectivity



New MEPH Systems

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Important Information

This brochure is intended as a general guide to the building and its features. Images may be illustrative. While we aim to provide accurate details, prospective tenants and occupiers should make their own enquiries. This brochure does not form part of any offer or contract.

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