

# 3 BROMLEY PLACE FITZROVIA, LONDON W1

3,500 sq ft FREEHOLD FOR SALE

A fusion of period and modern office hq for sale in a cobbled and gated courtyard, benefiting from an abundance of character and natural light.







## THE PROPERTY

The building comprises a quaint, beautiful, combined period and modern exterior, set in a cobbled mews with a gated entrance. The building provides good ceiling heights on all floors, providing an abundance of character and natural daylight.

Located moments from the BT Tower and Fitzroy Square Garden, this property is well situated for both commuting and leisure. Only 5 minutes walk to Great Portland Street (Circle, Metropolitan and Hammersmith & City lines) or an 8 minute walk to Goodge Street station (Northern line).

The local area has an abundance of restaurants, cafes, hotels and bars, as well as facebook's new HQ campus building which is located only a stone's throw on Rathbone Square.



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## AMENITIES

- Excellent natural daylight
- Character building
- Good floor to ceiling heights
- Original features
- Large windows
- Cobbled mews
- Superbly located
- Double Height Reception Area
- Kitchenettes & w/c's
- Gated entrance
- Pitched roof with Skylights





## ACCOMMODATION

the building comprises the following;

Floors	Approx Sq FT (NET)	Approx Sq M (NET)
Ground	1,524	141.60
1st	1,564	145.30
2nd	412	38.30
<b>Total</b>	<b>3,500</b>	<b>325.20</b>

## PRICE

Upon Application

## VAT

To be confirmed

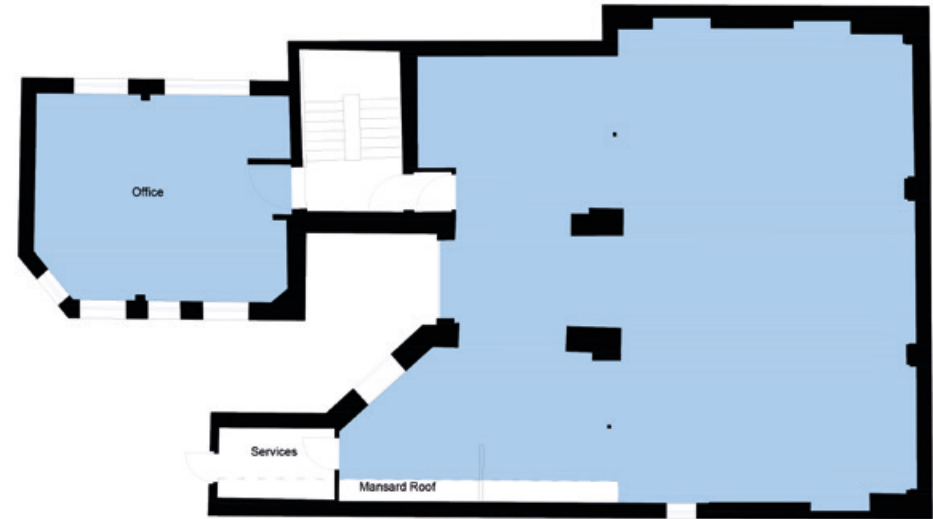
## EPC

Provided upon request

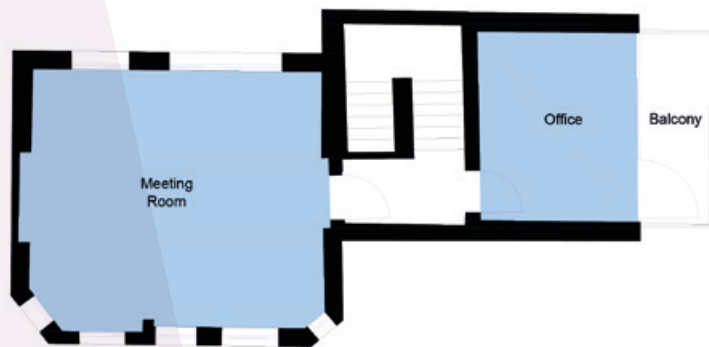




Ground Level



First Level



Second Level

VIEWING Please contact joint sole agents:



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Misrepresentation Act, 1967.

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