

Fitzrovia

# 5 Windmill Street

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# The Building

Small format units, properly finished.

Windmill Street runs off Charlotte Street, which puts this building in the middle of the part of London's creative quarter. The upper floors have been stripped back and refitted to a high design-led standard.

Oak paneling, refurbished windows with brass detailing, reclaimed feature lighting and custom furniture. Each floor has its of tea point and demised WC, while also benefiting from comfort cooling.

|                   |                                       |
|-------------------|---------------------------------------|
| Address           | 5 Windmill Street, London             |
| Available         | Second, third and fourth floors       |
| Net internal area | 1,057 sq ft available                 |
| Condition         | Fitted, furnished and ready to occupy |
| Planning          | Class E                               |
| Terms             | Floors let separately or together     |





Feature Meeting Room

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# Floor by floor



1st floor

424

sq ft

*Under offer*



2nd floor

423

sq ft



3rd floor

376

sq ft



4th floor

258

sq ft

# 424

sq ft **First floor**

Under offer



Meeting room behind an oak stained partition

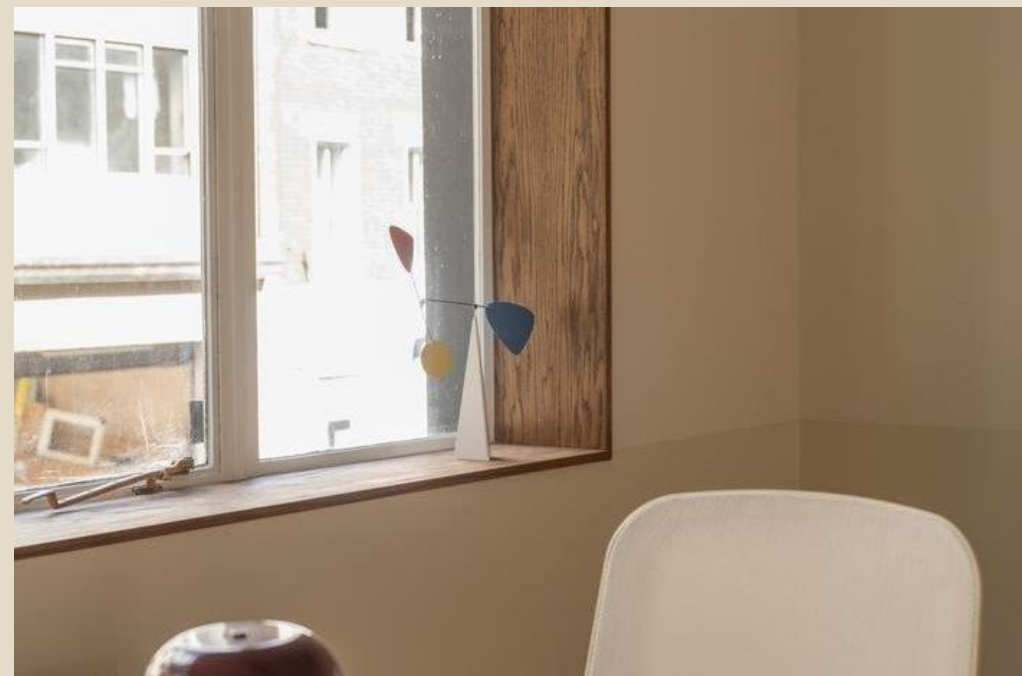
Kitchen and WC

6-person workstation

# 423

sq ft **Second floor**

Available



Meeting room behind an oak stained partition

Kitchen and WC

6-person workstation

# 376

sq ft **Third floor**

Available



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Breakout Space

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Kitchen and WC

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6-person workstation

# 258

sq ft **Fourth floor**

Available



Rooflight

Kitchen and WC

Shower

Four Workstations

# Better Than Good



Oak Paneling and Flooring



A kitchen on every floor



The wine-tiled WCs

# Better Than Good



**Comfort cooling**



**1980s Reclaimed Light Fittings**



**Refurbished Common Parts**

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# Fitzrovia



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**3 min**

Goodge Street  
Northern line

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**8 min**

Tottenham Court Road  
Elizabeth, Central, Northern

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**9 min**

Warren Street  
Victoria, Northern

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**12 min**

Oxford Circus  
Bakerloo, Central, Victoria

# Come and see it

Viewings by appointment.

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Leasing enquiries

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Email

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These particulars are for guidance only and do not form part of any contract. Areas are approximate net internal and should be verified on inspection.

