

FITZROVIA, LONDON

# 5 Windmill *Street*

Design-led office units

4

Units

Summer

Ready for occupation

4F —  
258 sq ft

3F —  
376 sq ft

2F —  
423 sq ft

1F —  
424 sq ft



01

THE PROPERTY

# A rare offering in the heart of *Fitzrovia*

5 Windmill Street presents four upper-floor office units within a handsomely refurbished building - in one of Central London's most creative and connected neighbourhoods.

The fit-out incorporates warm oak joinery, Sand-toned walls, reclaimed lights and curated mid-century furnishings.

## PROPERTY DETAILS

### ADDRESS

5 Windmill Street, W1T

### NEIGHBOURHOOD

Fitzrovia, Central London

### NEAREST TUBE

Goodge Street & Tottenham Court Road

### Nearby amenities

Too many to list!

### TENURE

Flexible terms

### FIT-OUT

Fully fitted

### USE CLASS

Class E (Office / Commercial)

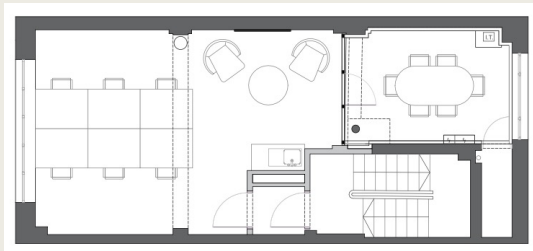
1,481 sq ft total · four self-contained floors · available individually or combined

## FIRST FLOOR

424

SQ FT NIA

- Open-plan workspace + meeting room
- High spec kitchenette
- Demised WC
- Oak flooring throughout
- Excellent natural light
- Oak paneling

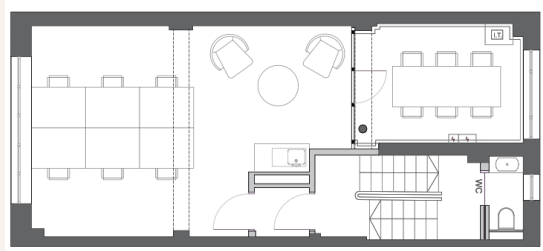


## SECOND FLOOR

423

SQ FT NIA

- Open-plan workspace + meeting room
- High spec kitchenette
- Demised WC
- Oak flooring throughout
- Excellent natural light
- Oak paneling

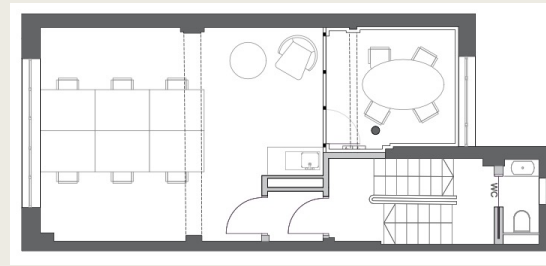


## THIRD FLOOR

376

SQ FT NIA

- Open-plan workspace + collaboration space
- High spec kitchenette
- Demised WC
- Oak flooring throughout
- Excellent natural light

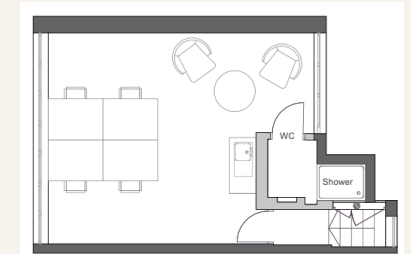


## FOURTH FLOOR

258

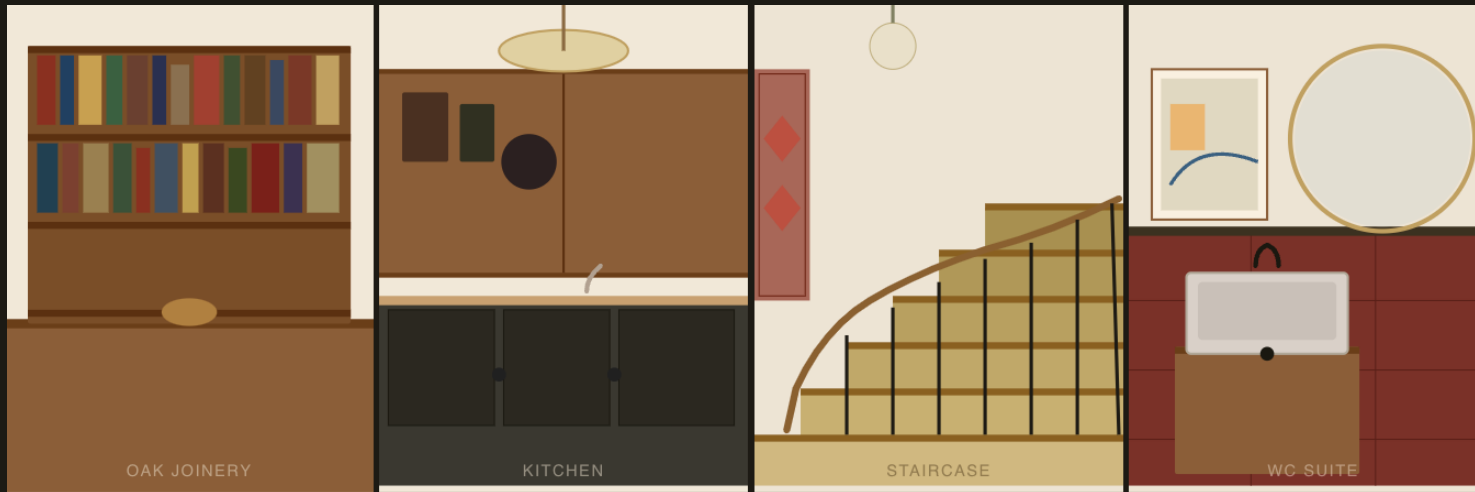
SQ FT NIA

- Open-plan workspace
- High spec kitchenette
- Demised WC & shower
- Oak flooring throughout
- Excellent natural light

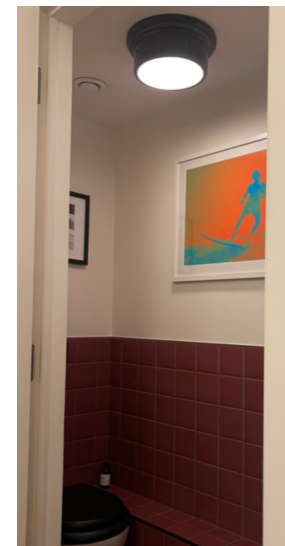
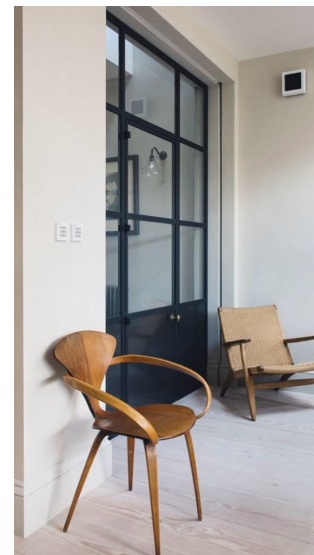
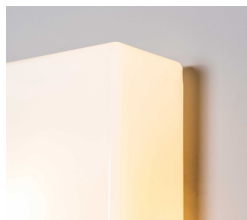
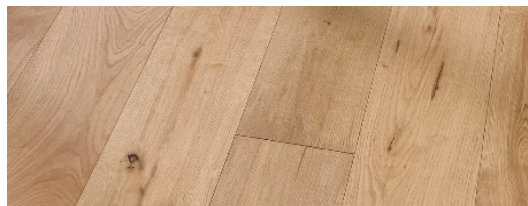


# The character of a *private members' club*, the functionality of a modern office

The design language for 5 Windmill Street draws from mid-century sensibility expressed through warm materials, curated objects and restrained colour.



# Mood board



# Managed *Solution*

We offer a bolt-on fully managed office solution supported by a dedicated team. From utilities, maintenance to insurance and business rates, we make occupancy as simple as possible.

## Property Costs

Rent, service charge, business rates and insurance

## Fibre & IT

Monthly fibre bills paid and managed. Fully connected from day one.

## Health & Safety

Fire risk assessments, H&S review and all remedial works managed for you.

## Utilities

Water, power and gas all covered. No meter readings or quarterly bills.

## Cleaning & Waste

Regular cleaning of office space.

## MEP & Maintenance

Emergency lighting, fire alarm, PAT testing, extinguisher servicing and HVAC.

# To arrange a *viewing*

Floors may be taken individually or in combination.

Subject to contract

1st Floor	424 sq ft	£3,200pm PAX
2nd Floor	423 sq ft	£3,200pm PAX
3rd Floor	376 sq ft	£2,500pm PAX
4th Floor	258 sq ft	£1,650pm PAX

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