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## 21 Brownlow Mews Bloomsbury WC1

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6,600 sq ft office building  
for rent or sale

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Self-contained substantially  
refurbished former warehouse  
building with abundance of character





The building



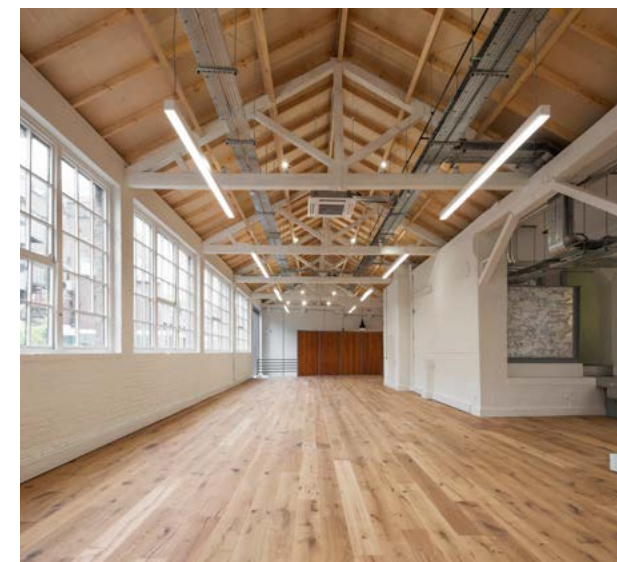
## A unique space where form meets function

Discover a perfectly formed space with a rich design heritage. Tucked away in a quiet enclave in the centre of creative London, this former warehouse was originally converted in the 80's by renowned architect David Chipperfield. It's now been extensively refurbished by Stiff & Trevillion whilst retaining

the unique vision and spirit of the space. With 6,600 sq ft of contemporary office available, it's your opportunity to experience a building that's been an inspiring creative workplace for 30 years.

## Designed for creative minds

The refurbishment brings the building firmly into the contemporary era. Elegant entrance doors lead into a double height space, with Chipperfield's original concrete staircase adding to the grand sense of scale. Generous east-facing glazing and an exposed pitched first floor roof deliver abundant light and space. Strong colours and rich textures juxtapose with the building's white-painted brick canvas. Throughout the building, inventive features, witty detailing and inspired use of materials create a space with a truly distinctive spirit.



The building

# A place to inspire

Brownlow Mews is positioned between the thriving creative communities of Clerkenwell and King's Cross, home to many of London's most dynamic design, advertising and digital agencies. There's plenty here to inspire, with neighbouring businesses including the world renowned photographer David Bailey Productions and The Perimeter art gallery, whilst nearby Lamb's Conduit Street and Exmouth Market offer a wealth of independent retailers, buzzing restaurants and bustling food stalls. And for a little relaxation and contemplation, the open spaces of historic Coram's Fields are right on your doorstep.



## Local amenities

21 Brownlow Mews	 8 mins	Chancery Lane Station
21 Brownlow Mews	 5 mins	Lamb's Conduit St
21 Brownlow Mews	 7 mins	Leather Lane Market
21 Brownlow Mews	 8 mins	Exmouth Market
21 Brownlow Mews	 3 mins	Coram's Fields
21 Brownlow Mews	 10 mins	Brunswick Centre



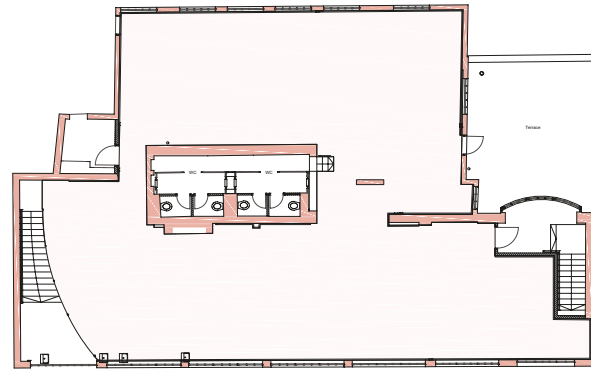
The area

# All in the details

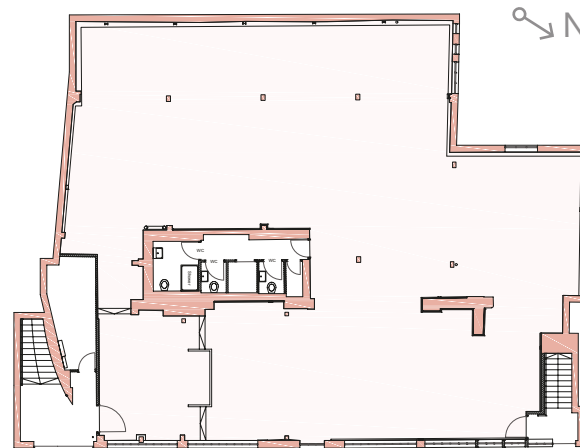
- Substantial redevelopment by renowned architects Stiff & Trivellion
- Original David Chipperfield designed staircase and architectural features
- Impressive and distinctive creative space
- Polished concrete floor (ground)
- Timber flooring (first floor)
- New linear LED lighting
- New exposed heating and cooling services
- Exposed white-painted brickwork interiors
- 7 new W/C's
- New shower facilities
- Exposed pitch roof with natural timber finishes
- Bike storage
- New air conditioning
- Opening windows
- Skylights and large windows giving excellent natural light throughout
- Close to transport links

FLOOR	AVAILABLE SQ FT	AVAILABLE SQ M
First floor	2,744	254.9
Ground floor	3,862	358.8
<b>Total</b>	<b>6,606</b>	<b>613.7</b>

\* All measurements are NIA



First floor

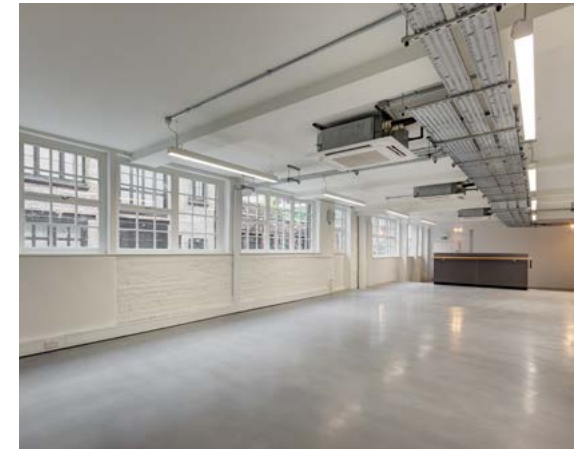


BROWNLOW MEWS

Ground floor



The floors



# Contact

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