



22-23 BROWNLOW MEWS

London WC1

Brownlow Mews

Originally crafted as a sturdy mews stable block, this building boasts a solid foundation of masonry walls and floors, coupled with captivating period features like expansive windows and a charming entrance. With nods to its industrious past, such as the original sack winch, each corner exudes a sense of timeless charm.

At Brownlow Mews, we’re not just preserving history; we’re enhancing it. The design ethos marries the building’s rich heritage with contemporary elegance, showcasing exposed brickwork, wooden beams, and steel trusses alongside sleek atrium’s and steel Crittall windows. It’s a harmonious blend of old and new, creating a space that inspires creativity and innovation.

Beyond its historic facade, Brownlow Mews has undergone a transformation that promises to elevate your experience. Exterior enhancements seamlessly integrated the building with its surroundings, ensuring a cohesive aesthetic and compliance with modern standards. From revitalized brickwork to accentuated steel lintels, every detail was meticulously crafted to enhance curb appeal and make a lasting impression.

Named after the famed Royal Mews, Brownlow Mews carries on the tradition of picturesque charm in London’s bustling landscape. Join us as we write the next chapter in its storied history—a chapter filled with endless possibilities and boundless inspiration. Welcome to Brownlow Mews, where the past meets the future in perfect harmony.





FIRST FLOOR | OPEN PLAN AREA

Location

Nestled between the vibrant creative hubs of Clerkenwell and King’s Cross, Brownlow Mews embodies the essence of London’s dynamic design scene. Surrounded by influential agencies like David Bailey Productions and The Perimeter art gallery, inspiration thrives in every corner. Explore nearby Lamb’s Conduit Street and Exmouth Market for eclectic shops and culinary delights, while the serene Coram’s Fields provide a tranquil retreat. And after a hard days work, you can relax and unwind at The Blue Lion just steps away from your front door.

Local Amenities

21 - 23

Brownlow Mews

8 mins

Chancery Lane Station

21 - 23

Brownlow Mews

5 mins

Lamb’s Conduit Street

21 - 23

Brownlow Mews

7 mins

Leather Lane Market

21 - 23

Brownlow Mews

8 mins

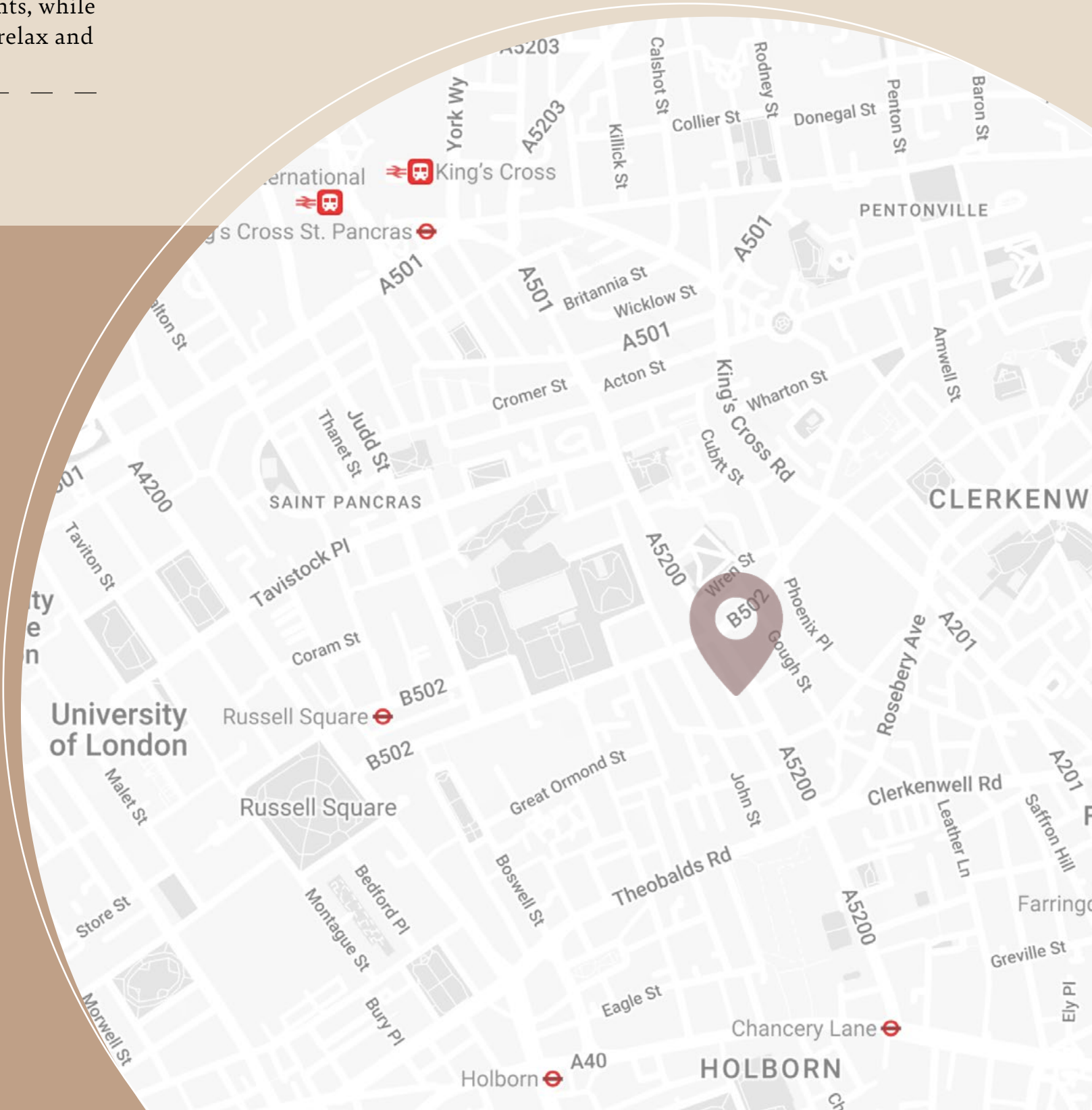
Exmouth Market

21 - 23

Brownlow Mews

10 mins

Russell Square Station

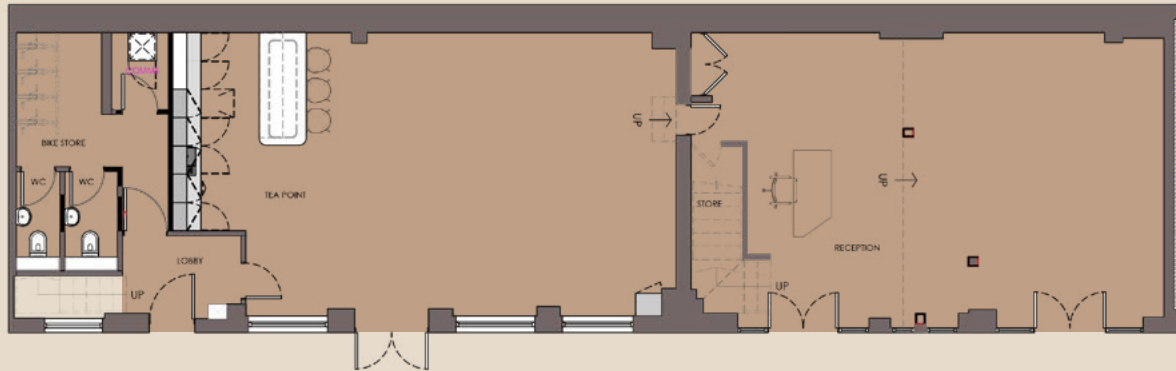




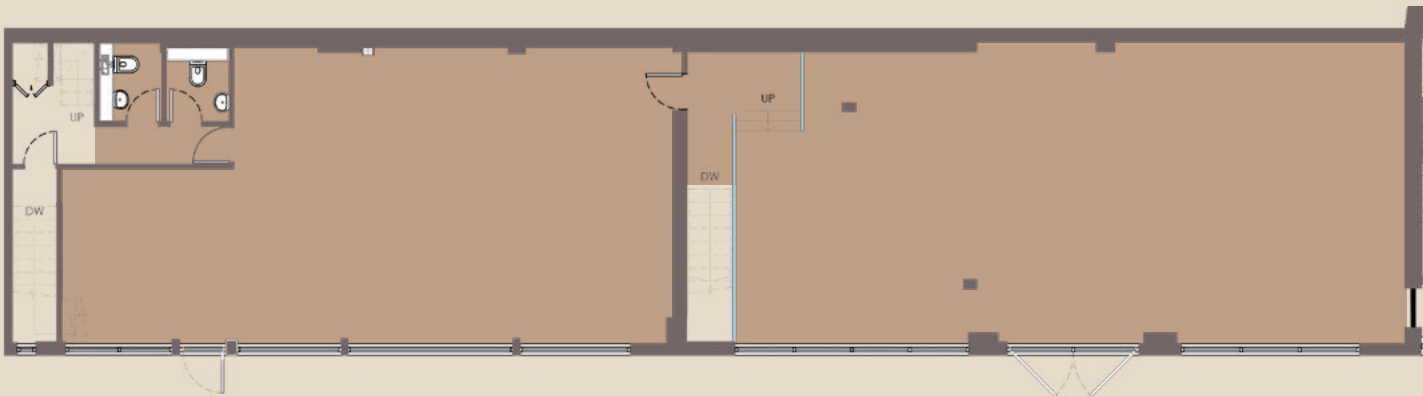
All in the details

The ground floor boasts two welcoming entrances from Brownlow Mews, featuring double doors and large Crittall external windows that highlight the building’s historic charm. Delivered to CAT A specification, this space offers excellent potential for office use.

On the first floor, natural light floods the area, with the atrium serving as a central feature. Skylights amplify the brightness, creating a vibrant atmosphere conducive to productivity. A newly renovated mezzanine boasts a unique meeting space or private office area.



GROUND



FIRST

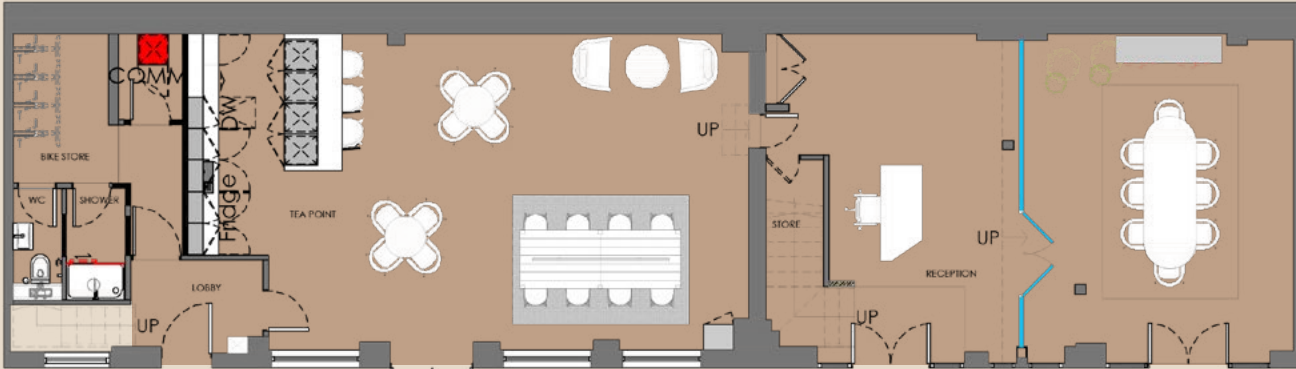


MEZZANINE

Floor	sq ft
Ground Floor	1,260
First Floor	1,877
Mezzanine	143
Total Net Area	3,281
Interconnecting building of 4,353 sq ft to provide total of 7,634 sq ft	

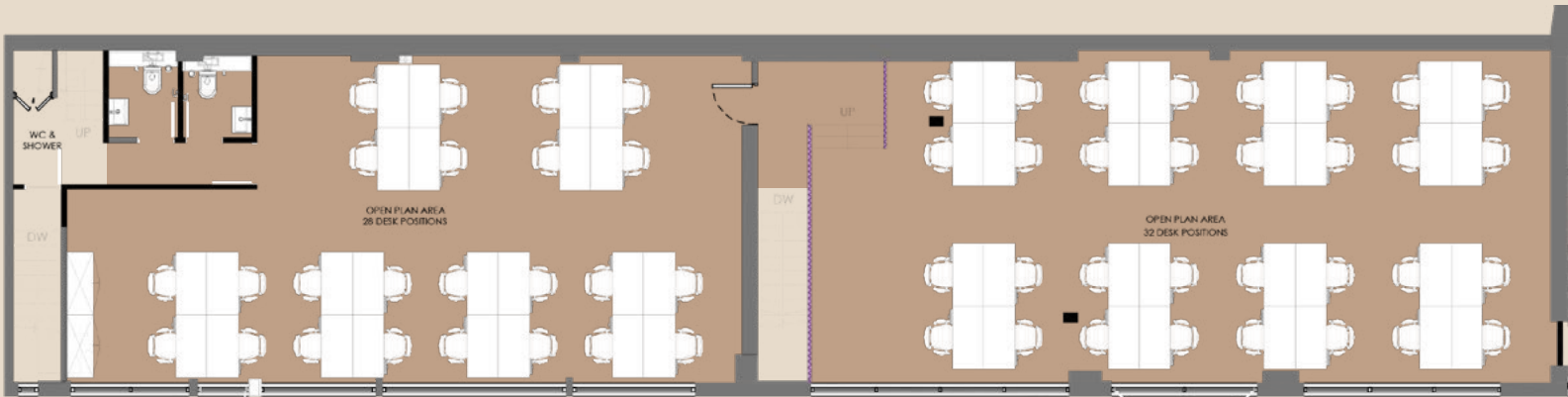
Schedule of areas

Space Planning



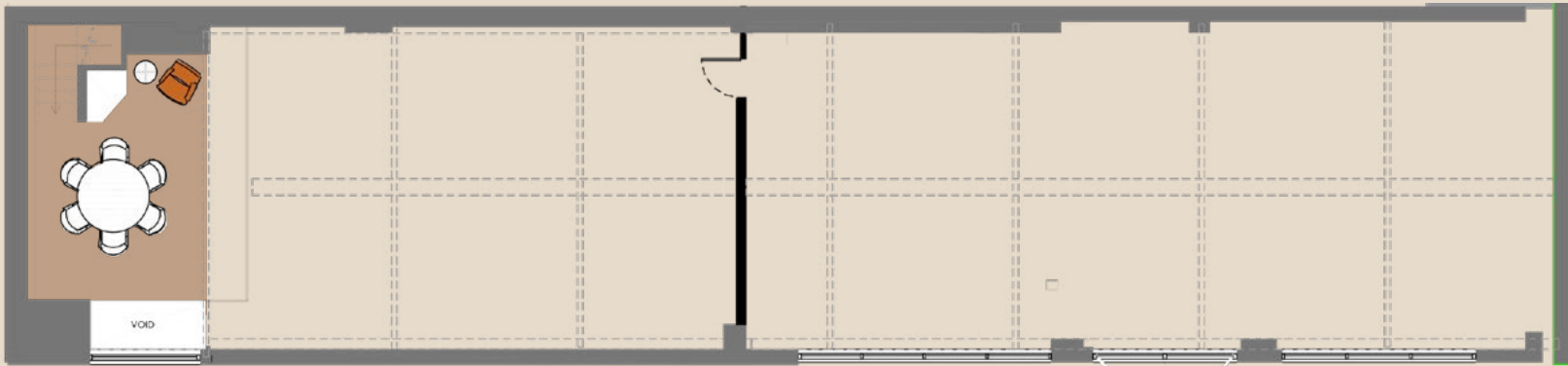
Schedule of Accommodation

- 1. Bike store
- 1. COMMS Room
- 1. Shower
- 1. WC
- 1. Reception Area
- 1. Storage rooms
- 1. Tea point
- 1. Break out area
- 8. Hot desk positions
- 1. 8 Person Meeting Room



Schedule of Accommodation

- 56. Desk Positions
- 2. WC
- 1. Storage room



Schedule of Accommodation

- Mezzanine space



Key Features

Design Focus: Emphasizing existing features; exposed brickwork, wood and steel beams, atrium's, and steel crittall external windows.

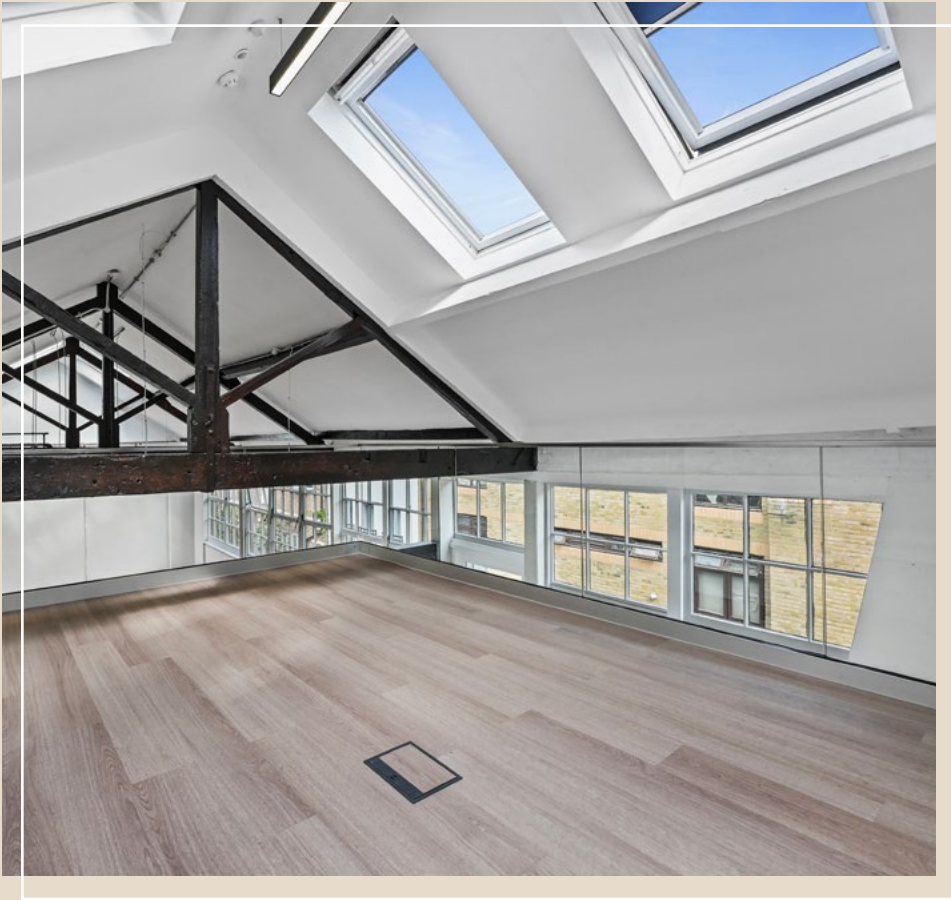
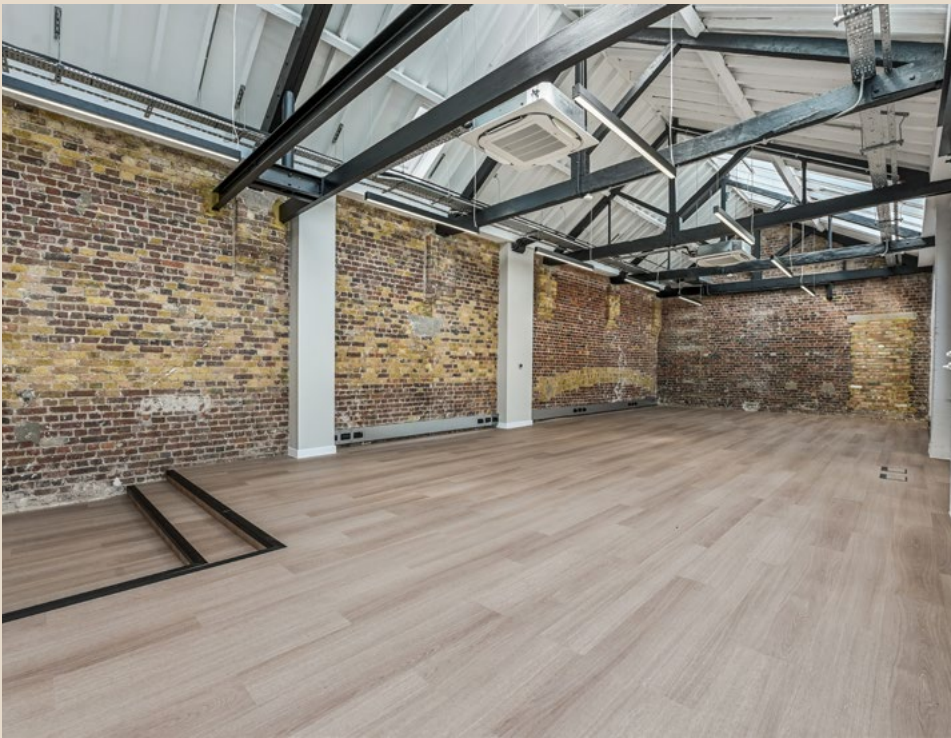
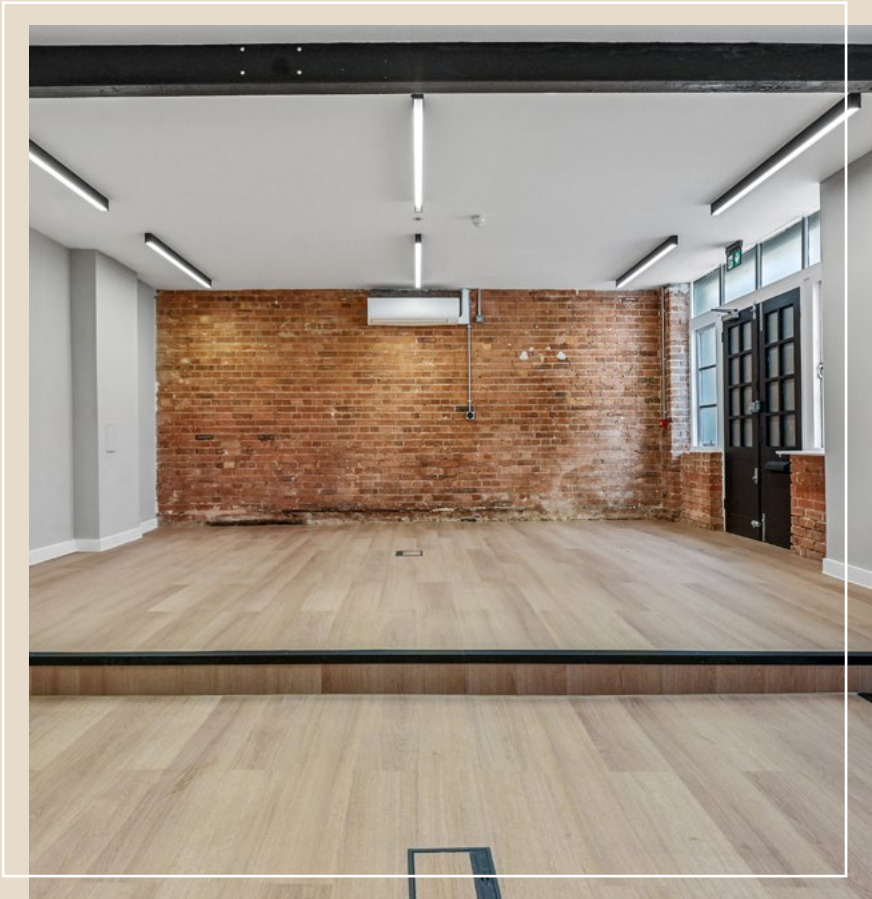
- Porcelain tiles in WC & Shower rooms
- Moduleo Oak LVT flooring in open areas
- Concrete vinyl flooring in bike stores
- Exposed brickwork, sandblasted for a washed-out effect
- Black LED linear light fittings throughout
- Timeless black crittall exterior windows
- Elegant black tapware in WC's
- Comprehensive Refurbishment. Including AC & Heating
- Self contained building with own front door
- Cat b fit out available on request



Designed for creative minds

The refurbishment propels the building into a modern realm, with sleek crittall entrance doors opening into a spacious reception area. A newly installed steel and glass mezzanine leads toward the newly formed roof terrace, which is currently under construction. Expansive east-facing windows and a revealed pitched roof on the first floor flood the space with light. Neutral colours and luxurious textures contrast against the exposed steel and brick walls.

Throughout, creative elements, playful details, and imaginative material choices combine to form a space that exudes a unique and characterful atmosphere.



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