

Compton

For Rent
**22 Brownlow Mews
Bloomsbury WC1**



Rare Opportunity to Secure a
Unique & Characterful Self-
Contained Mews Building in Prime
Bloomsbury

For Rent

22 Brownlow Mews
Bloomsbury WC1N

Size

3,281 Ft²

Rent

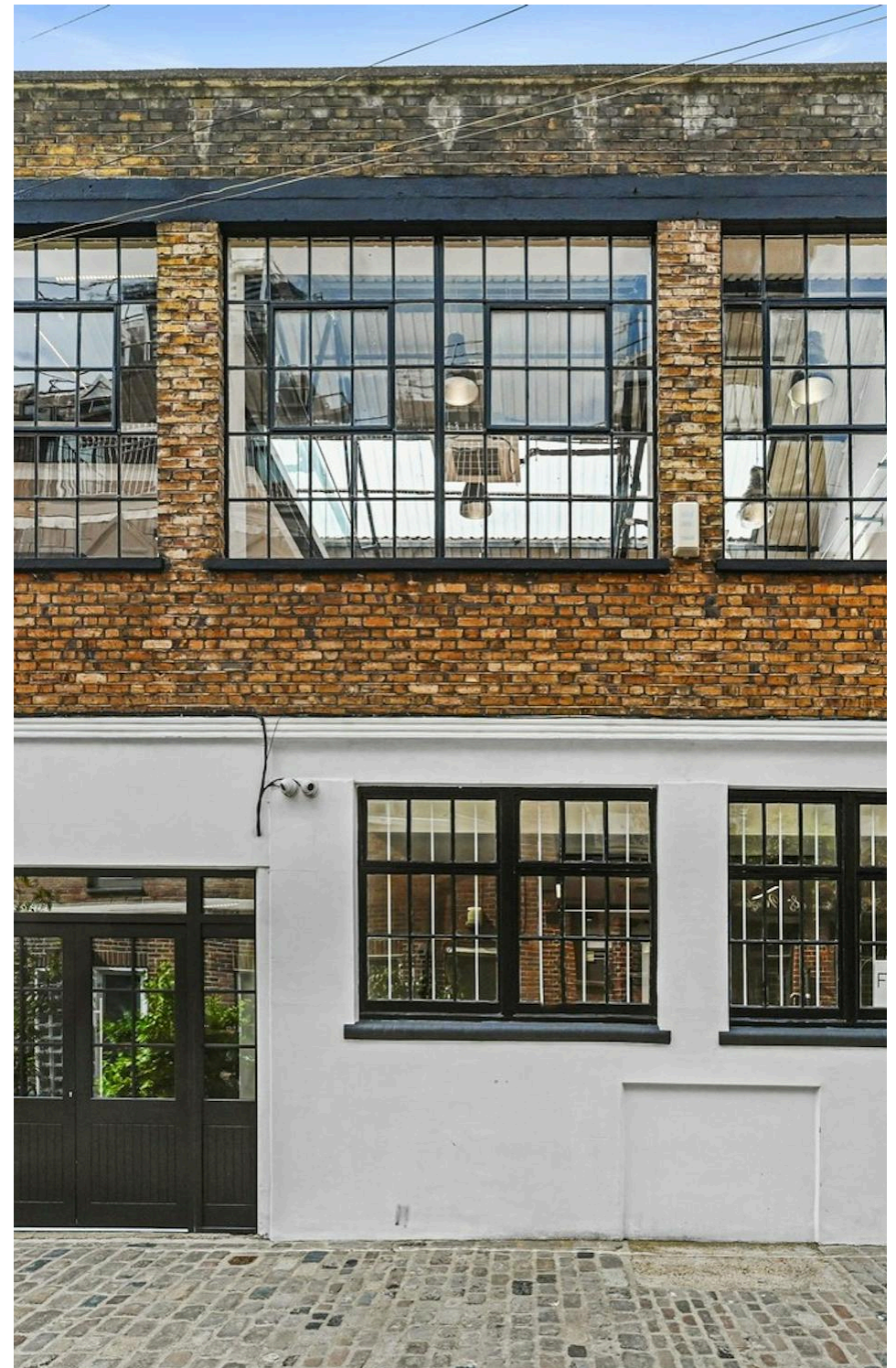
£67.50 per sq ft

Fitout

Not Fitted

Description

Originally built as a mews stable block, Brownlow Mews is defined by its solid masonry construction and retained period character. The building showcases a number of original features, including generous windows, a distinctive entrance and industrial details such as the original sack winch, all of which reflect its historic, industrious past and give the property a strong sense of identity.



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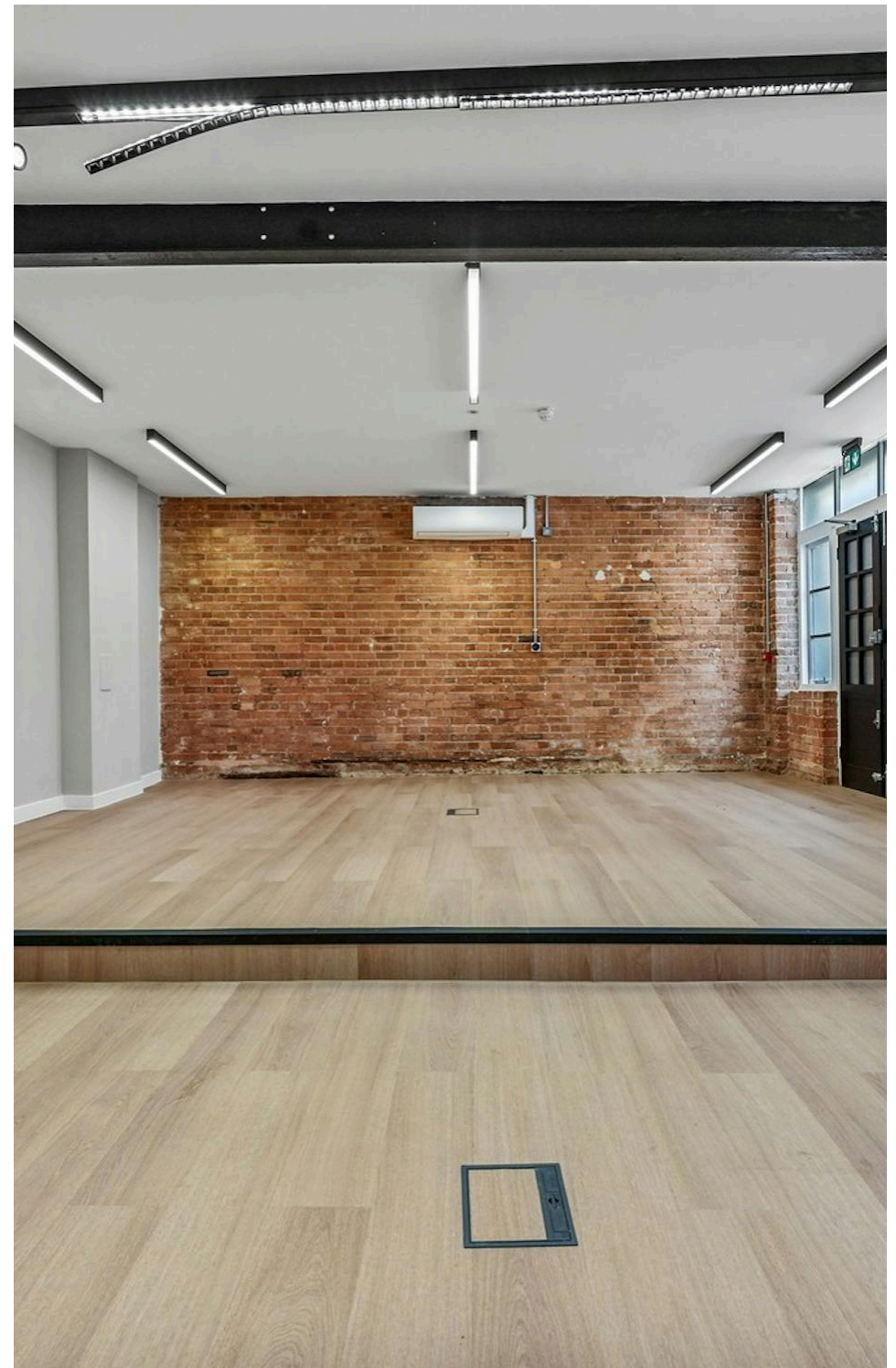
£67.50 per sq ft

Fitout

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Description

The building is set over Ground, First & Mezzanine floors and has been thoughtfully reimagined to complement its heritage with a contemporary design. Exposed brickwork, timber beams and steel trusses sit alongside elegant atrium spaces and refined steel Crittall windows, creating a balanced blend of old and new. Carefully considered external enhancements, including revitalised brickwork and expressed steel detailing, ensure the building presents a striking yet cohesive presence within the surrounding streetscape.



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1st Floor

Size

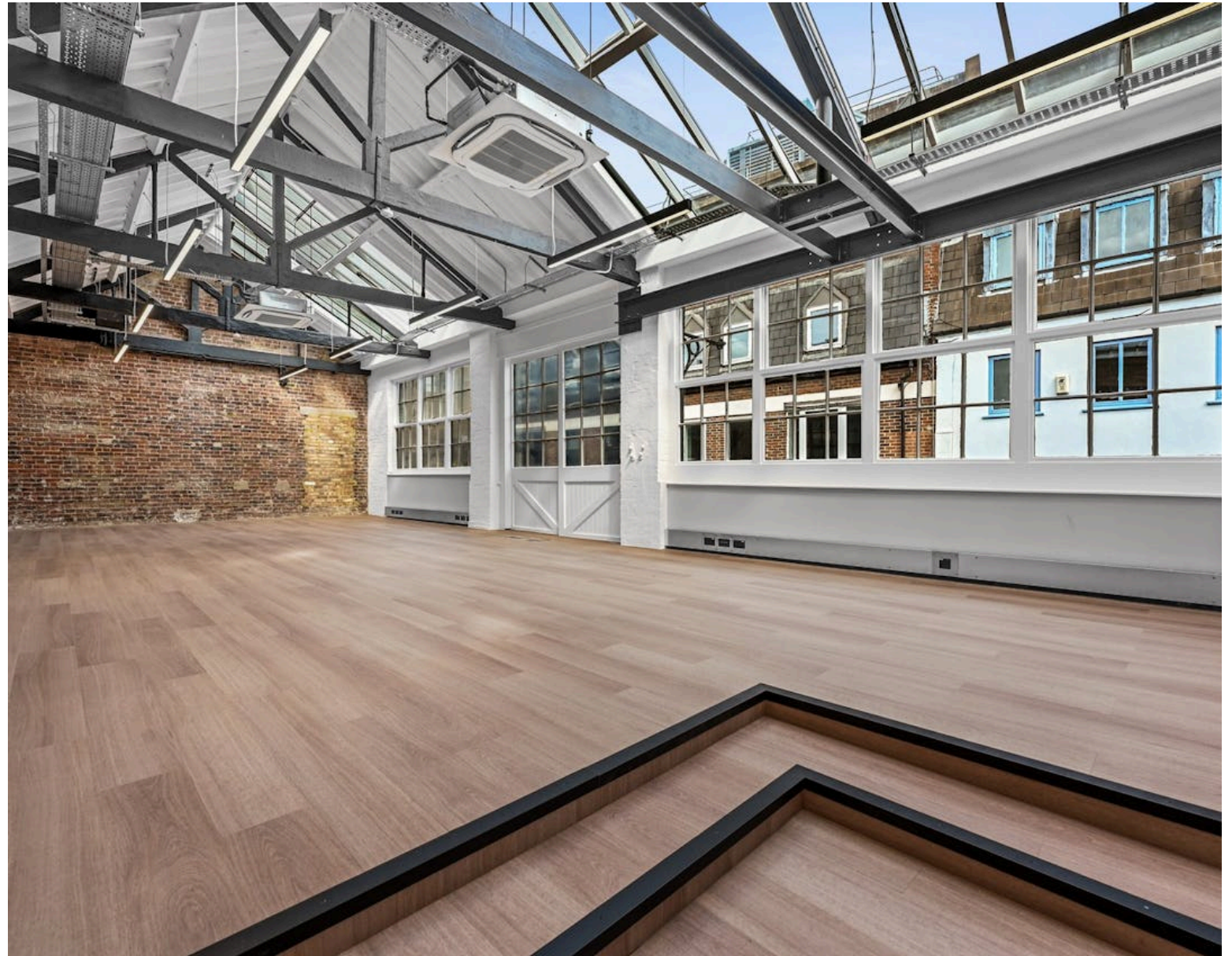
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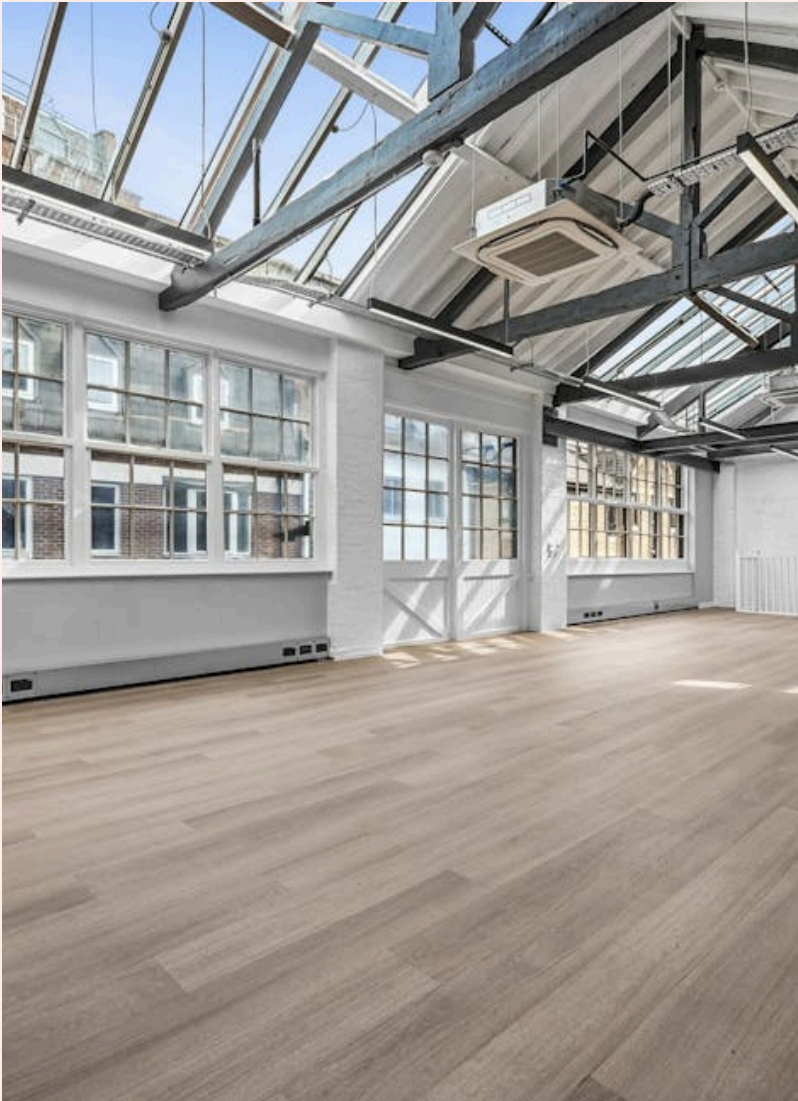
Ground Floor



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Ground Floor Kitchenette



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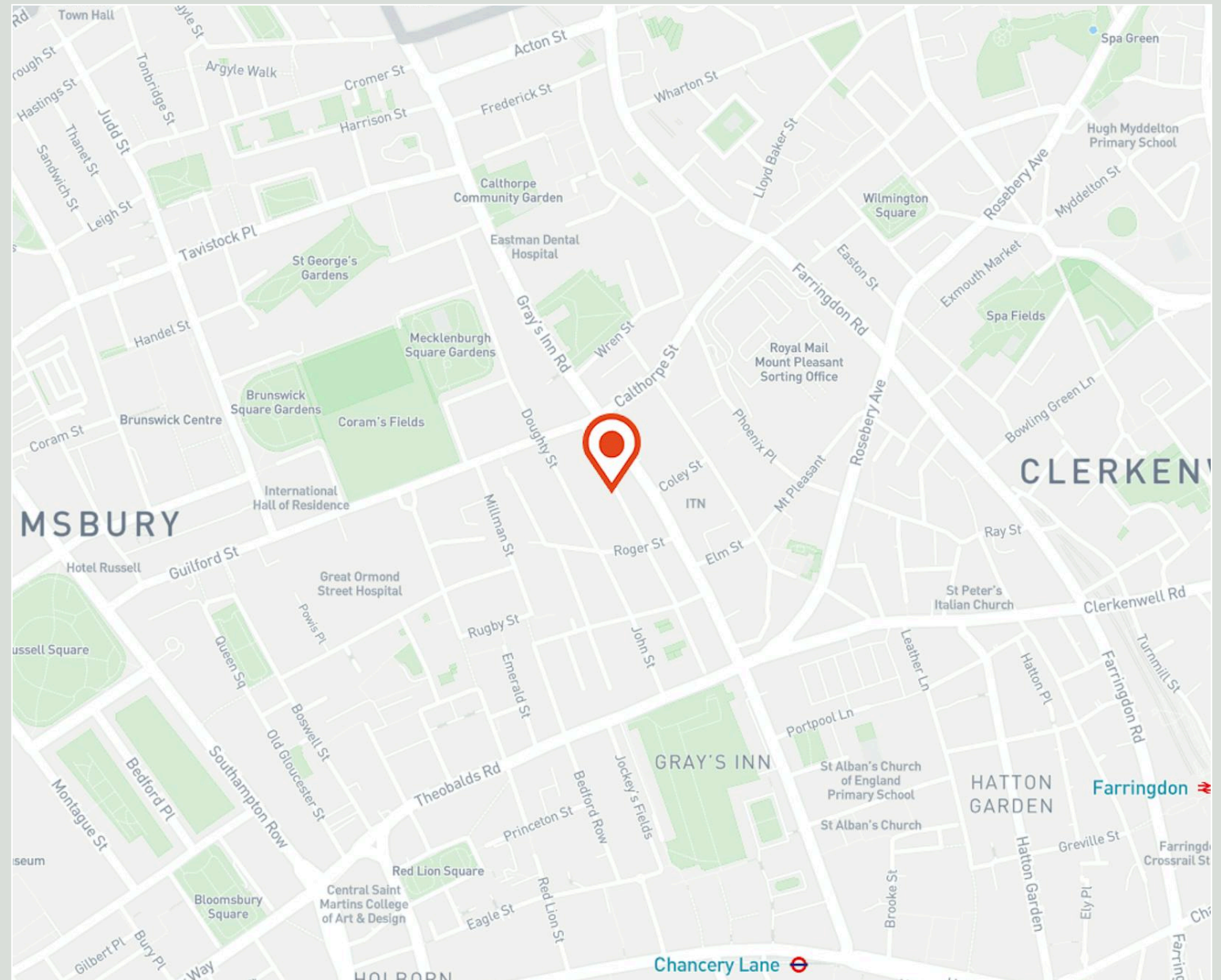
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Location

Perfectly positioned between the creative hubs of Clerkenwell and King's Cross, 22–23 Brownlow Mews enjoys an exceptionally well-connected central London location. The property is within easy walking distance of Farringdon, King's Cross St Pancras and Chancery Lane stations, providing access to the Elizabeth Line, multiple Underground lines and national rail services.

The area is home to a strong creative and cultural community, such as David Bailey Productions and The Perimeter art gallery. Nearby Lamb's Conduit Street and Exmouth Market offer a vibrant mix of independent shops, cafes and restaurants, while Coram's Fields provides a welcome green escape.

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Ground Floor

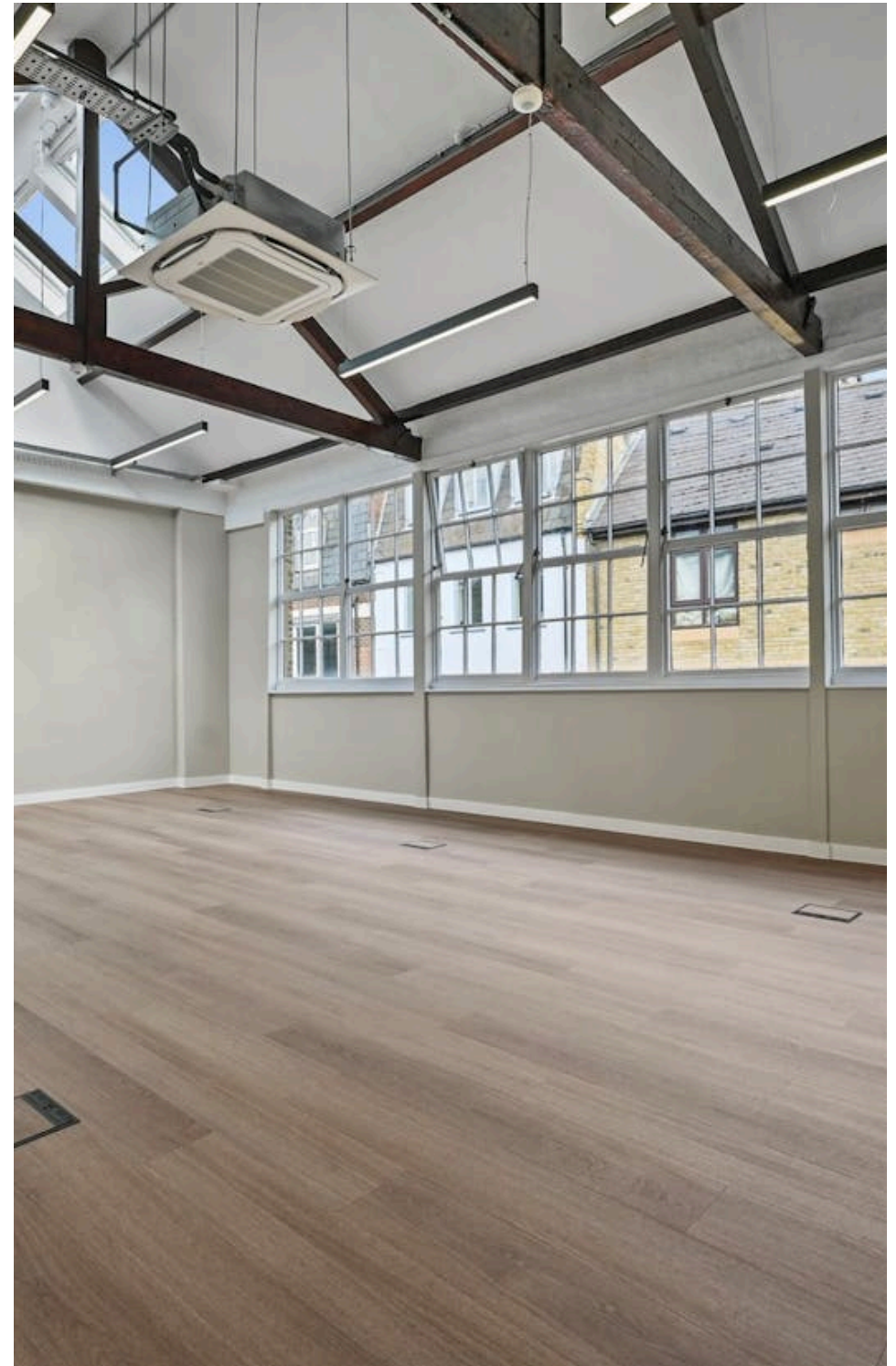


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Amenities

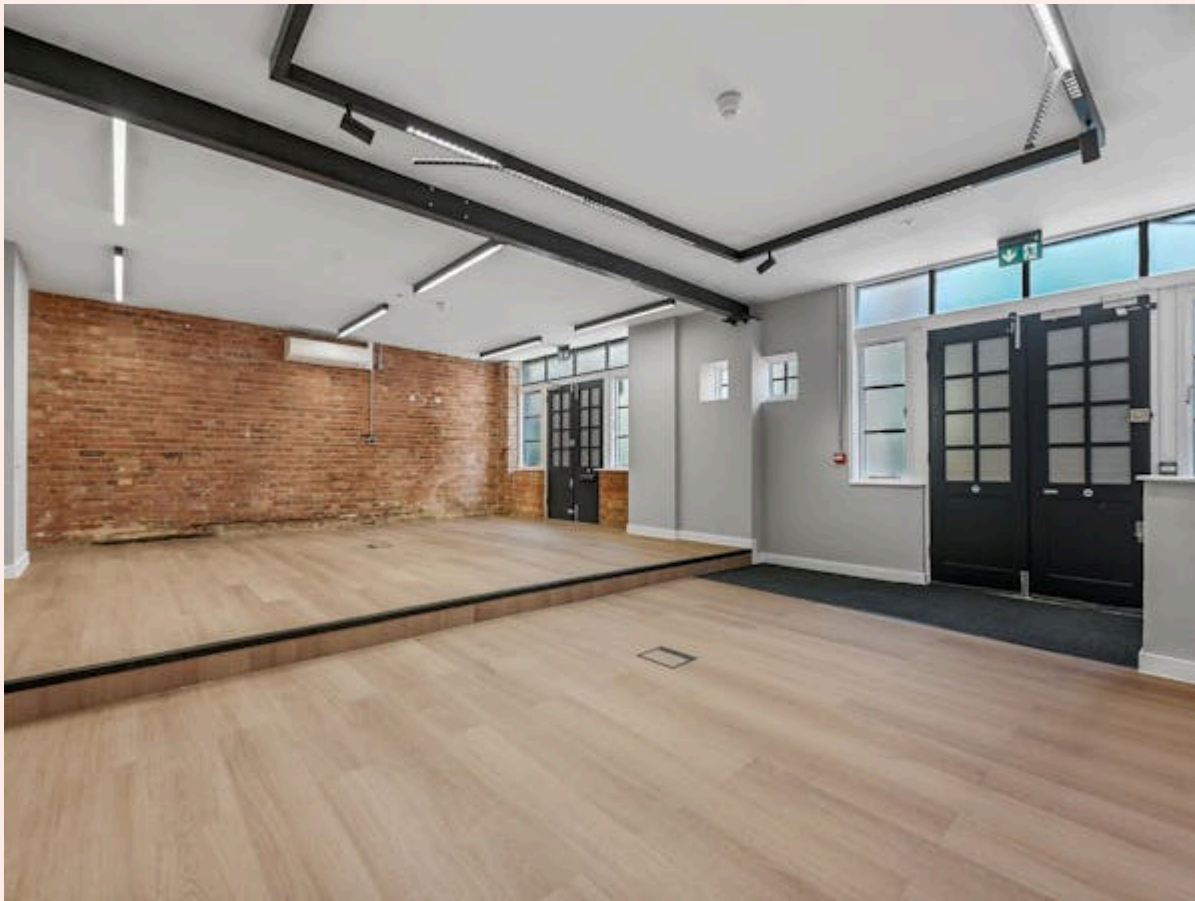
- Self-Contained Mews Building, with the ground Floor benefitting from two welcoming entrances
- Exposed Brickwork, Vaulted Ceilings and Skylights create a warm and bright atmosphere
- Ground Floor benefits from two welcoming entrances
- Delivered to CAT A and can be Fitted upon request
- Quaint Mezzanine on the First Floor, creating a natural space for breakout or additional meeting space
- Kitchenette in situ
- End of Trip Facilities
- Walking distance from King's Cross Station and Chancery Lane, with access to main tube lines and rail networks



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Building Exterior



Ground Floor

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Mezzanine	143	£67.50	£30.79	n/a	£98.29	£1,171.29	£14,055.47	Available
1st	1,877	£67.50	£30.79	n/a	£98.29	£15,374.19	£184,490.33	Available
Ground	1,260	£67.50	£30.79	n/a	£98.29	£10,320.45	£123,845.40	Available
Total	3,280	£67.50	£30.79		£98.29	£26,865.93	£322,391.20	

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Terms

New FRI Lease Available Direct
from the Landlord.

Local Authority

London Borough of Camden

Tenure

New Lease

Availability

Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable

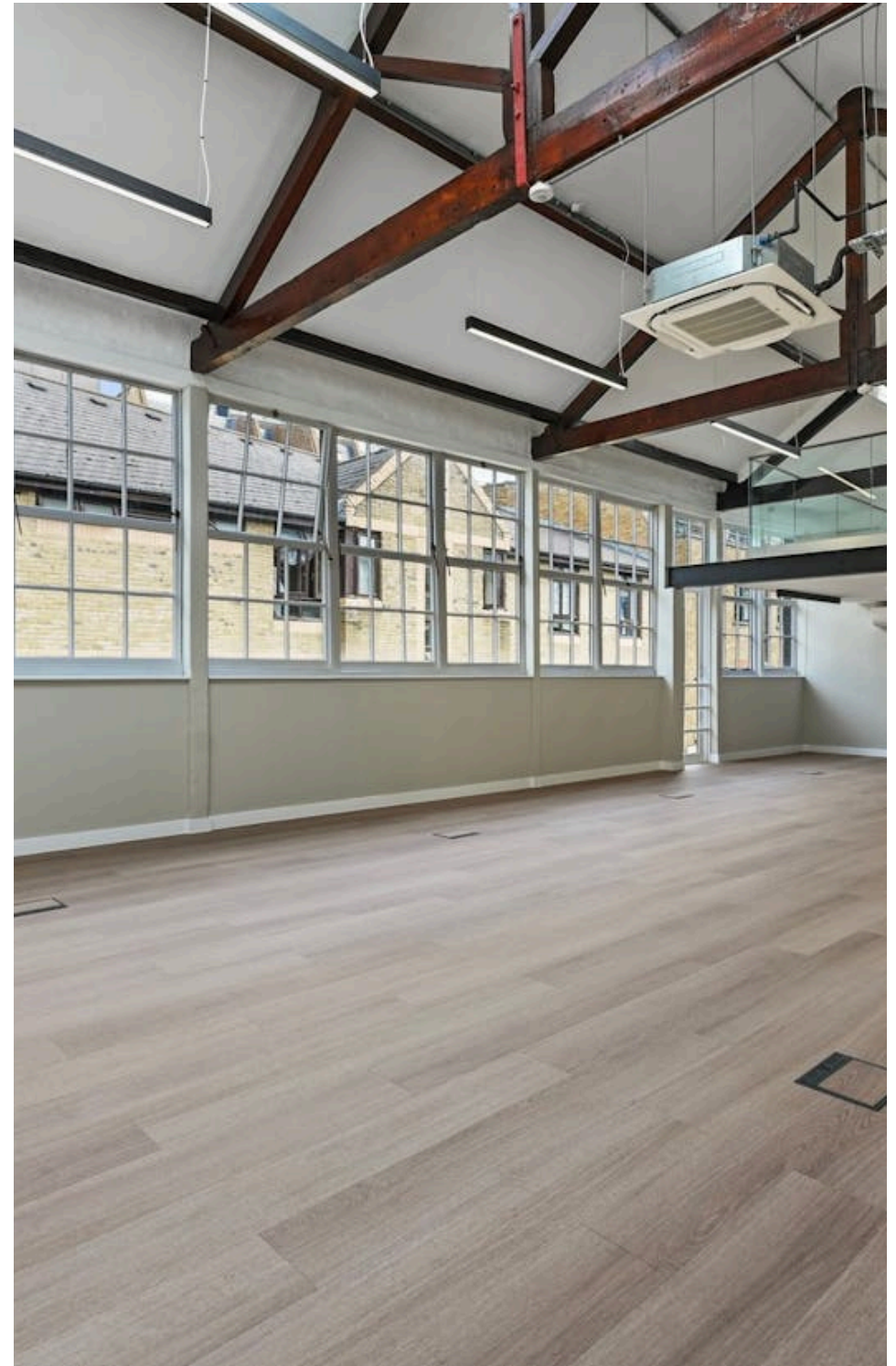
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Contact Us

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



Sonia Oberoi
so@compton.london
020 7101 2020 | 07483 882 598



Emma Higgins
eh@compton.london
0207 101 2020 | 07769 605 295