

CROSSLAND OTTER HUNT

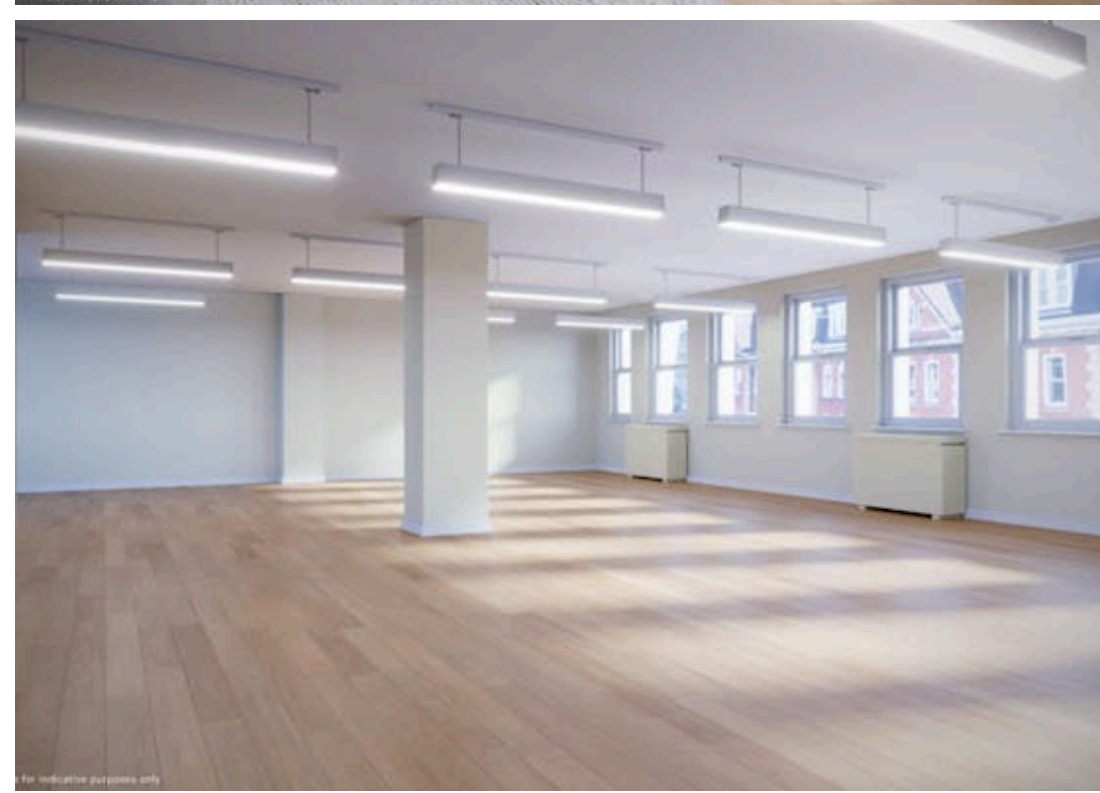
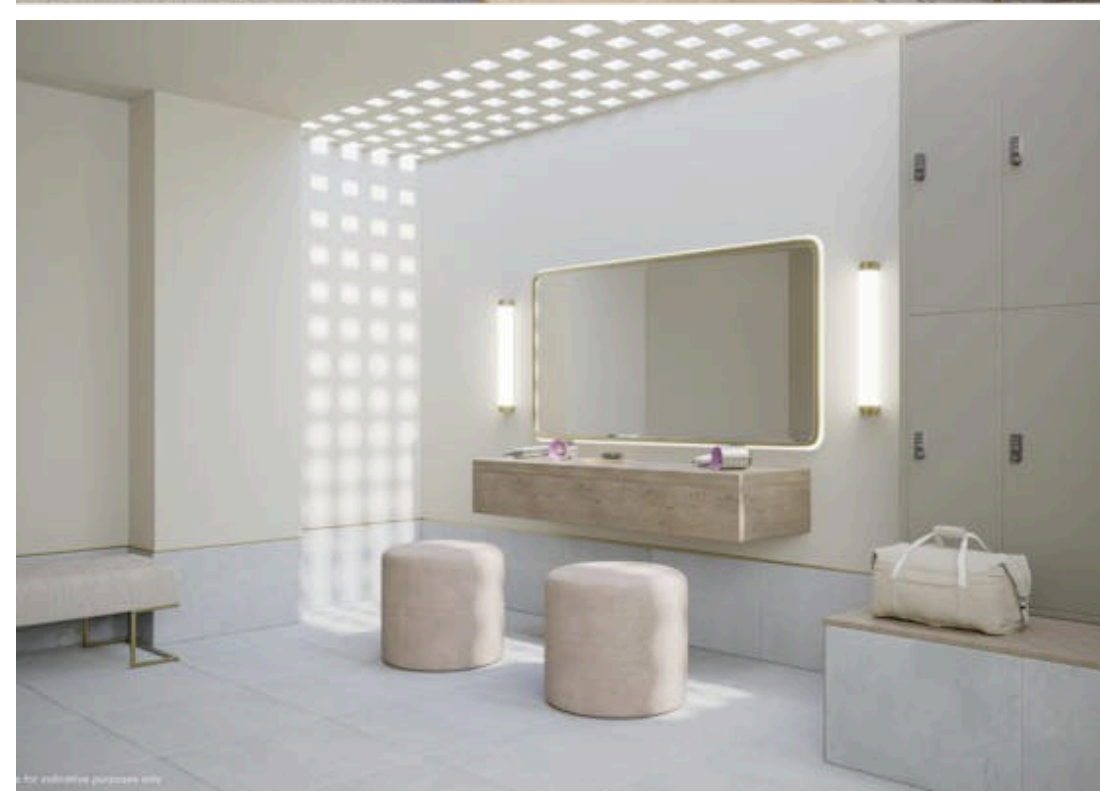
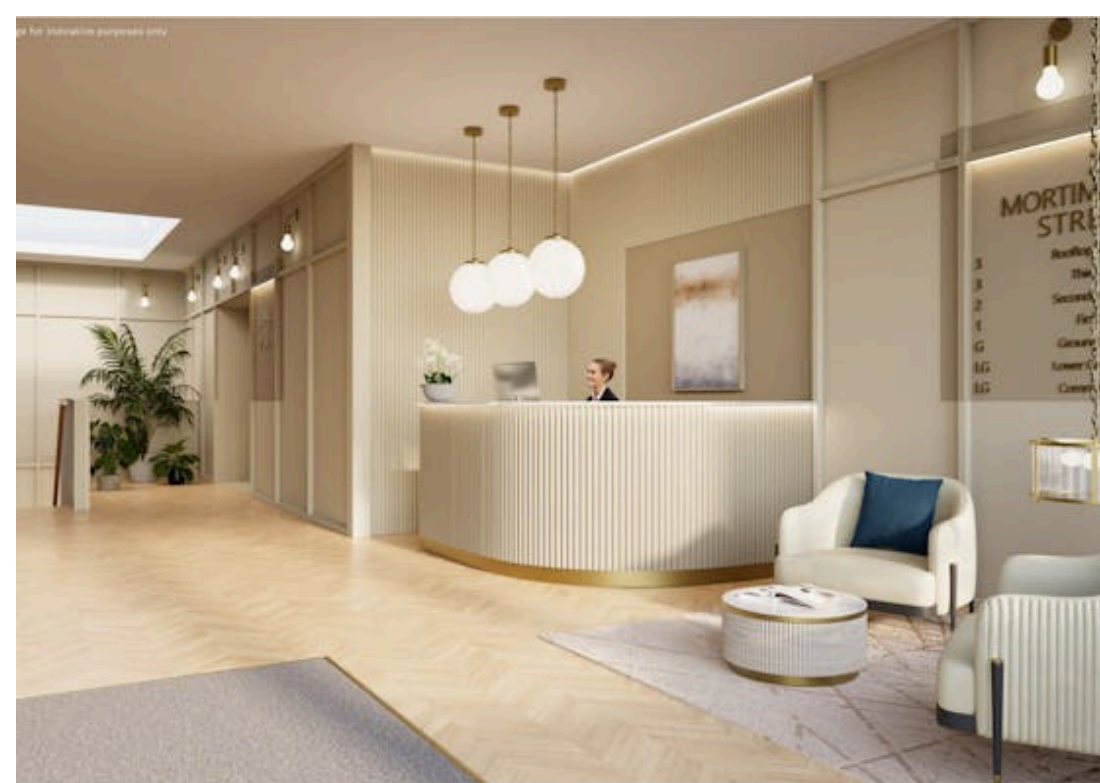
20-22 Mortimer Street,
London,
W1T 3JP

Undergoing a transformative
refurbishment to provide either a
stunning s/c HQ building (6,500 sqft)
or individual floors from 1,260 sq ft

1,259 to 7,060 sq ft (116.96 to
655.90 sq m)



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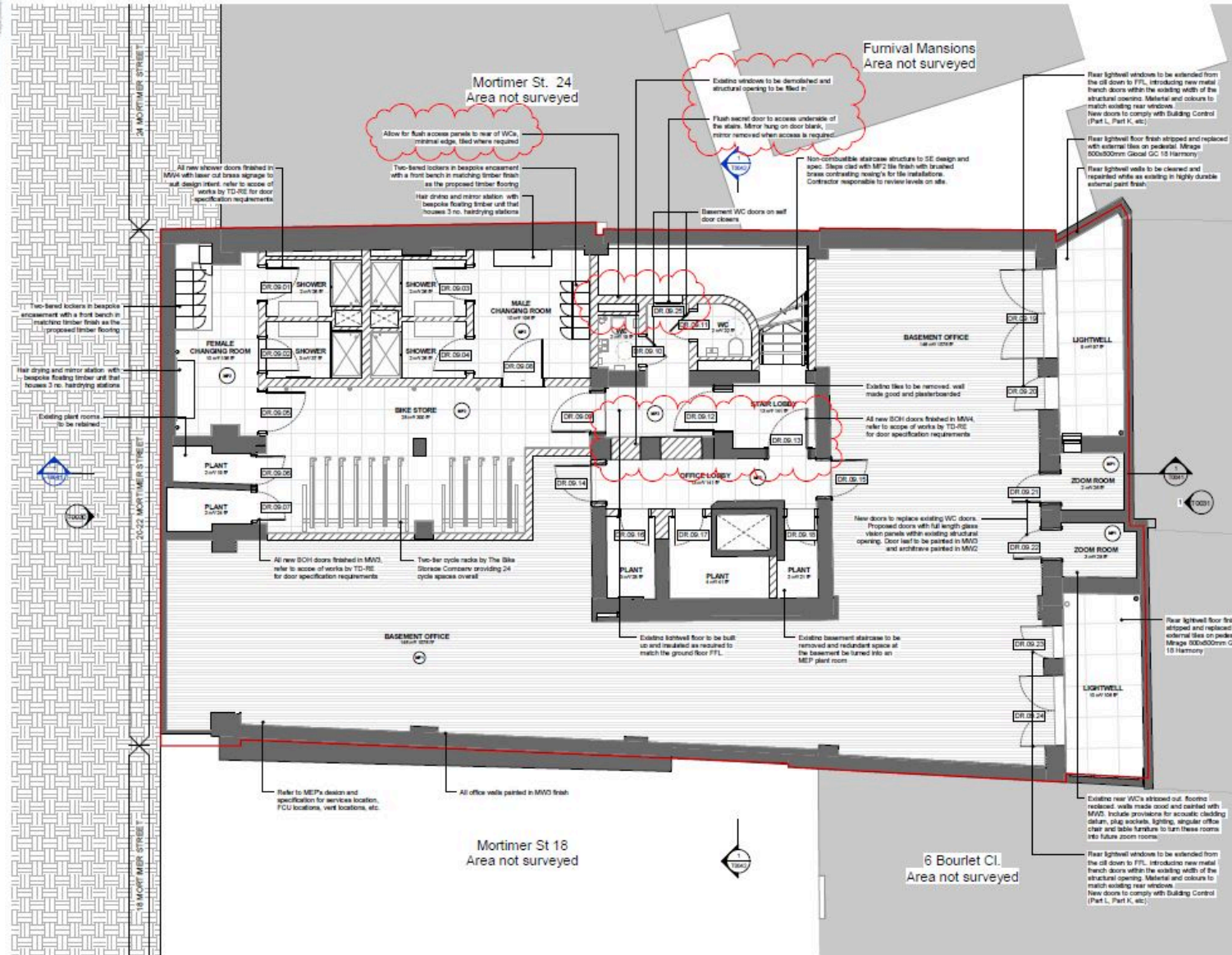
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AI generated image for indicative purposes only.

- New VRV Air Conditioning
- New shower & changing facilities
- Terrace
- Raised Floors
- New passenger lift
- Bike Racks
- New WCs



CONSTRUCTION KEY

MF - Material Finishes - Floor

- MF1 - Resealed Toilet Tiles
- MF2 - Concrete Floor
- MF3 - Terrazzo Decking
- MF4 - Barite Walling
- MF5 - External Tiled Stairs
- MF6 - Tissue Effect Tile

MW - Material Finishes - Wall / Ceiling

- MW1 - Paint Type 01
- MW2 - Paint Type 02
- MW3 - Paint Type 03
- MW4 - Paint Type 04
- MW5 - Paint Type 05
- MW6 - Paint Type 06
- MW7 - Tissue Wall
- MW8 - Tissue Wall to Basement Stairs

MM - Materials Finishes - Mico

- MM1 - Door
- MM2 - Blockwork
- MM3 - Blockwork
- MM4 - Blockwork
- MM5 - Blockwork
- MM6 - Blockwork
- MM7 - Blockwork
- MM8 - Blockwork
- MM9 - Blockwork
- MM10 - Blockwork
- MM11 - Blockwork
- MM12 - Blockwork
- MM13 - Blockwork

NOTE:

300mm x 300mm board service required for all panel finishes. For approval by architect and client.

Make an allowance for 2 no. substitute colour samples if specified colour not approved by client/architect.

All paint when to be adequate for the surface it is being applied to i.e. plasterboard, wood-work, etc.

General Ceiling Finishes:

Reception ceiling to be MW2
 Corridor Parts ceiling finish MW2
 Office ceiling finish to MW2
 End of Journey ceiling finish in MW2
 Showers and WC's ceiling finish in MW2 (in moisture resistant paint)

Ceiling MEP structure in the basement is currently TBC pending MEP and Contractor review of the existing ceiling void. If an exposed services strategy is pursued for the basement, please allow for spray painting of ceiling services RAL colour 60.

General Notes:

- All FCUs to have bespoke metal covering with sleek minimal design. Refer to look and feel document. Finished in RAL colour to match MW2.
- FCUs located as shown from drawings.
- Contractor to review second floor FCU location and window sill and advise if covers will fit under sill. Suggestion to build it into the FCU cover. Contractor to submit proposals and colour sample for client/contract approval.
- Contractor to allow for an exposed ceiling services strategy should the existing ceiling void not be sufficient to accommodate the new services in the basement. Assumed MEP strategy to raise the existing drop ceiling for pipe work and ceiling.
- Power provided by perimeter trunking, floor mounted FCU with condensate overflow drop from the ceiling above. Any vertical trays from ceiling to FCUs painted to match walls MW2.

STAGE 3 NOTES

Architectural information - the level of detail shown on the drawings is made to STAGE 3. COORDINATION STAGE 3. These drawings are prepared for Construction. They represent design intent only.

The drawings have NOT been issued with any of the construction eg. Structure, MEP etc.

These drawings have NOT been issued from an approved Building Regulation or Part E approval.

Areas provided on drawings are limited to the required work only. Measurements are based upon measured survey information and do not include allowance for construction tolerances or variations that may be encountered during Construction. The level of Accuracy Statement is project specific, please refer to Part 7 of the contract.

Any late off information not approved/required for information or quality control verification of the Contractor's proposed work shall be the responsibility of the Contractor and will not be the responsibility of the Architect.

These drawings have been prepared to a RIBA Stage 3 level of information, accuracy, design intent only. With this in mind, the information included has been obtained by the Contractor's approved means. The Architect does not warrant a coordinated Stage 3 pack of information, which is provided to the Contractor, to be used for the construction to agree programs with the Contractor. Please note that this pack has not been approved, including the timing or accuracy requirements, or cost. Stages 4, 5 or 6 are not applicable.

Please note that the drawings have not been issued, door finishes have been omitted and door liggers for convenience. Please note that the drawings have not been issued.

Wall light locations have been indicated on external elevations, refer to MEP information for further information on light and design.

Please submit samples for any construction proposals for finishes or light fixtures to be submitted.

Structural steel has been proposed to strengthen these drawings. All information is provided, please refer any Architect drawings to the structural design team only. Refer to structural design drawings for the design. Architect's drawings are for information only and do not constitute a contract. All design intent shall be the responsibility of the Architect's design team.

Contractor to allow for all trades to be completed with services as part of the Construction Design Process. Unless stated otherwise all openings, ductwork, cable runs and services to be completed within floor, walls and ceilings. All access panel requirements are to be completed in accordance with the relevant standards. Architect's drawings provide strategic and design intent only, leaving the Contractor's design team to detail the works.

The Contractor is to review all Stage 3 Pre-Construction information to ensure that they are fully aware of the works. All information is provided to the Contractor for their own use. The Contractor is to ensure that they are fully aware of the works. All information is provided to the Contractor for their own use.

Contractor to allow for any changes required to provide new structural elements in a floor slab. Contractor to make an allowance for any additional information, including any existing, new or future services to be installed. All information is provided to the Contractor for their own use.

REFERENCE KEY

- Life Boundary
- Party Wall Line
- Existing Walls
- Proposed Walls
- Access Mews
- Access Area
- Schedule Reference
- Surface Finish Reference

STAGE 3

Project Number: H4103
 Project Name: Mortimer Street 20-22

Proposed Basement Plan

Scale: 1:50
 Date: 15/11/2024

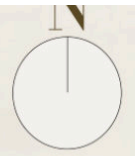
Author: HAT
 Checker: HAT
 Date: 15/11/2024

Project Reference: HAT - HUF - 22 - 09 - DR - A - 10009 - C

HAT

T0009 - C - Proposed Basement Plan

2nd floor fit out plan



NIA:
162 sq m
1,744 sq ft

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	RENT	SERVICE CHARGE (SQ FT)	AVAILABILITY
3rd	1,259	£97.50 /sq ft	£24	Available
2nd	1,765	£110 /sq ft	£24	Available
1st	1,732	£97.50 /sq ft	£24	Under Offer
Ground	1,776	£90 /sq ft	£24	Available
Building - Reception	505	-	n/a	Available
Lower Ground	1,700	£55 /sq ft	£24	Available
Total	8,737		£24	

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Description

This prominent building has excellent street presence with an 11.4m plate glass frontage. The building is currently undergoing a comprehensive refurbishment to provide either: - A high quality self contained building of 8,700 sq ft - Individual floors of 1,200 sq ft and 1,700 sq ft - Self contained G & LG floors can also be taken in isolation providing a stunning commercial unit of 3,500 sq ft. The 2nd floor is to be fitted and furnished to a high standard. This can be rolled out on other floors. The building will benefit from a new passenger lift, new AC, new "end of trip" facilities, a new large communal terrace and reception.

Location

The building is located on the north side of Mortimer Street equidistant between the underground stations of Oxford Circus (Bakerloo, Victoria, Central lines) and Tottenham Court Road (Elizabeth, Central, and Northern Lines).

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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