



REFURBISHED OFFICE FLOORS TO LET

1 MAPLE PLACE LONDON W1

2,757/3,000/5,757 SQ FT

The Area

Maple Place is a quiet mews to be found in the heart of the creative area of Fitzrovia between Fitzroy Street and Whitfield Street

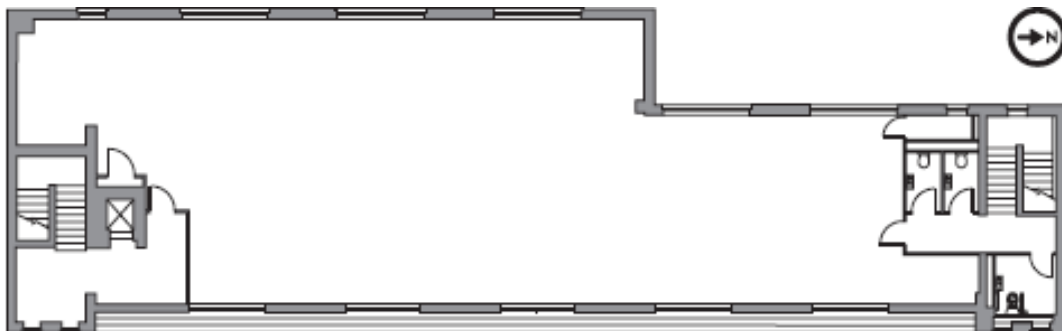


THE SPACE

The entire building has just been redeveloped by DERWENT and is accessed through a newly installed full height glazed screen extending the full length of the building. A dedicated entrance serves the upper floors, complete with new branding, way finding and lighting

We are now able to offer the entire second and third floors either separately or together as follows

Second Floor	3,000 sq ft
Third Floor	2,757 sq ft
Total	5,757 sq ft



THE SERVICES

- New automatic passenger lift
- New comfort cooling
- New Encapsulite Lighting
- New dedicated glazed entrance
- New carpeting throughout
- New perimeter trucking
- New capped off services
- New w.c.'s on each floor
- New White painted ceilings
- Generous natural light throughout

THE TERMS

- | | |
|---------|----------------------------|
| Lease/s | A new lease/s is available |
| Rent | Upon application |
| S/C | To be assessed |
| Rates | To be assessed |

HOW TO VIEW

Call Joshua Gilbery or Simon Korn
020 7499 6070