



21A-23 BROWNLOW MEWS

London WC1

B r o w n l o w M e w s

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 | MEZZANINE

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

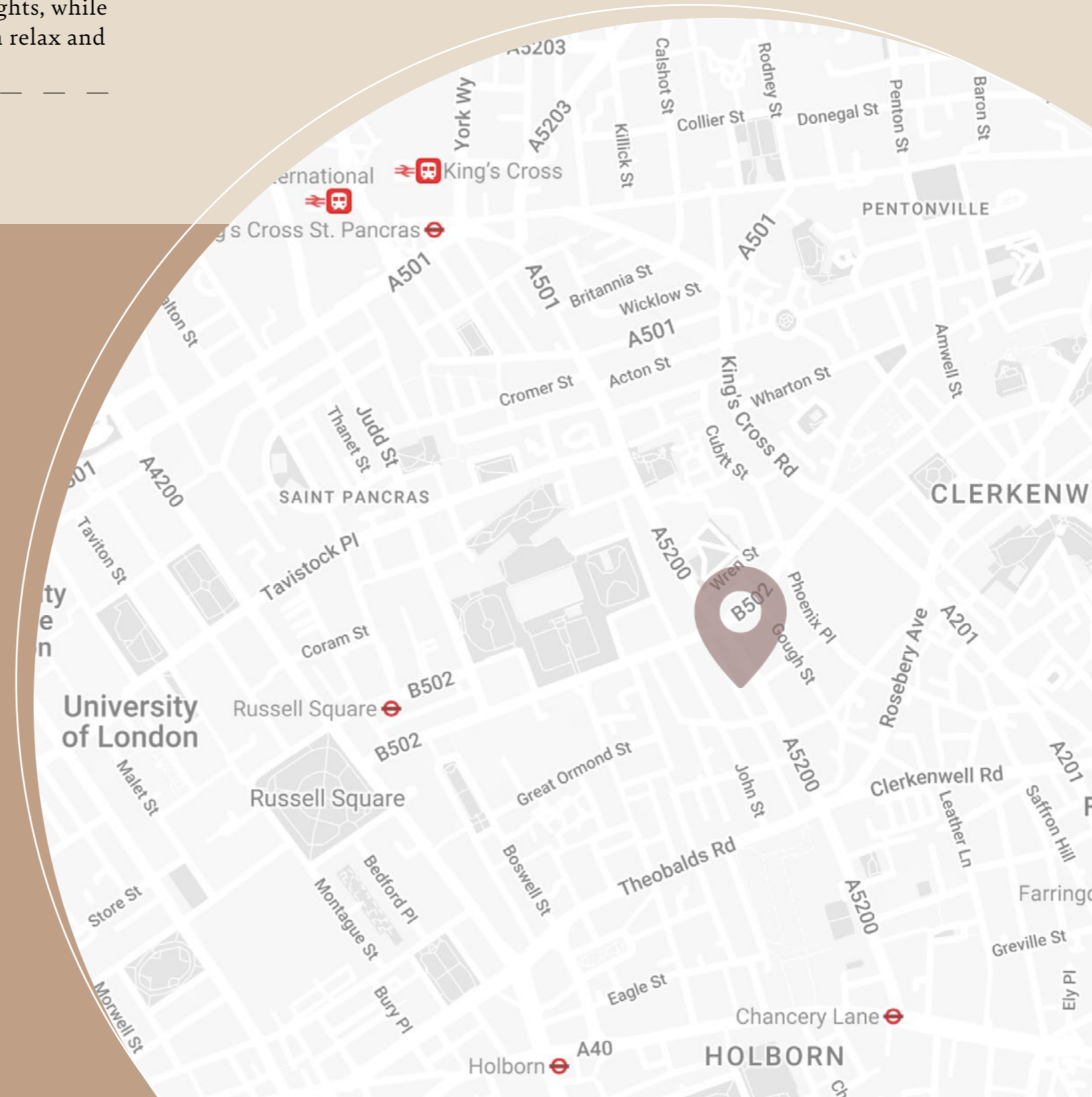


Exmouth
Market
- 21 - 23
Brownlow Mews

10 mins



Russell Square
Station





GROUND FLOOR | ATRIUM

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 constructed mezzanine boasts additional space and serves as access to the newly formed roof terrace.

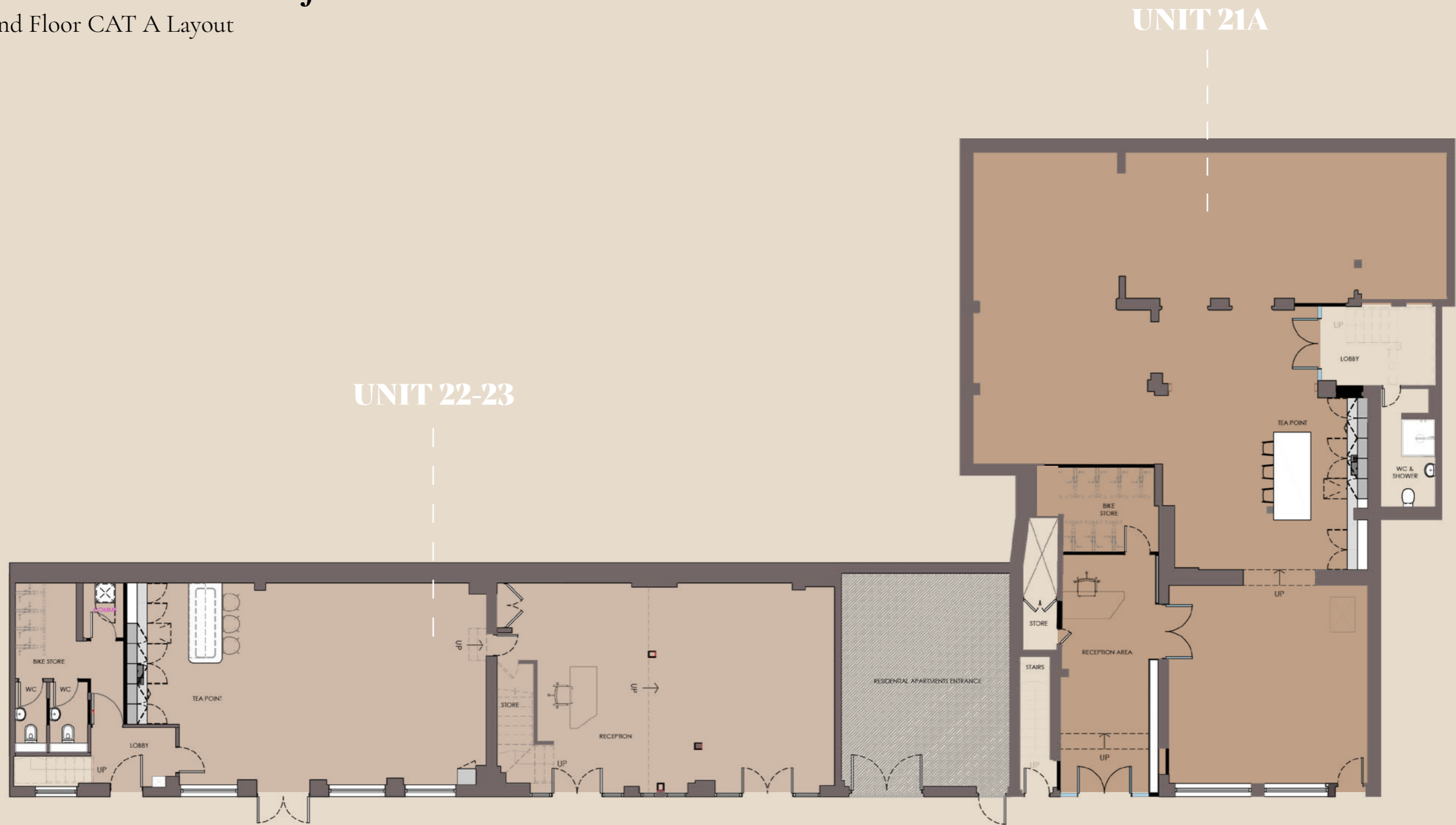
<i>21A</i>	<i>sq ft</i>	<i>22-23</i>	<i>sq ft</i>	<i>Combined Building Total</i>	
Ground Floor	2,151	Ground Floor	1,260	Ground Floor	3,411
First Floor	1,977	First Floor	1,877	First Floor	3,854
Mezzanine	225	Mezzanine	143	Mezzanine	368
21A TOTAL	4,353	22-23 TOTAL	3,281	TOTAL	7,634



FIRST FLOOR | OPEN PLAN AREA

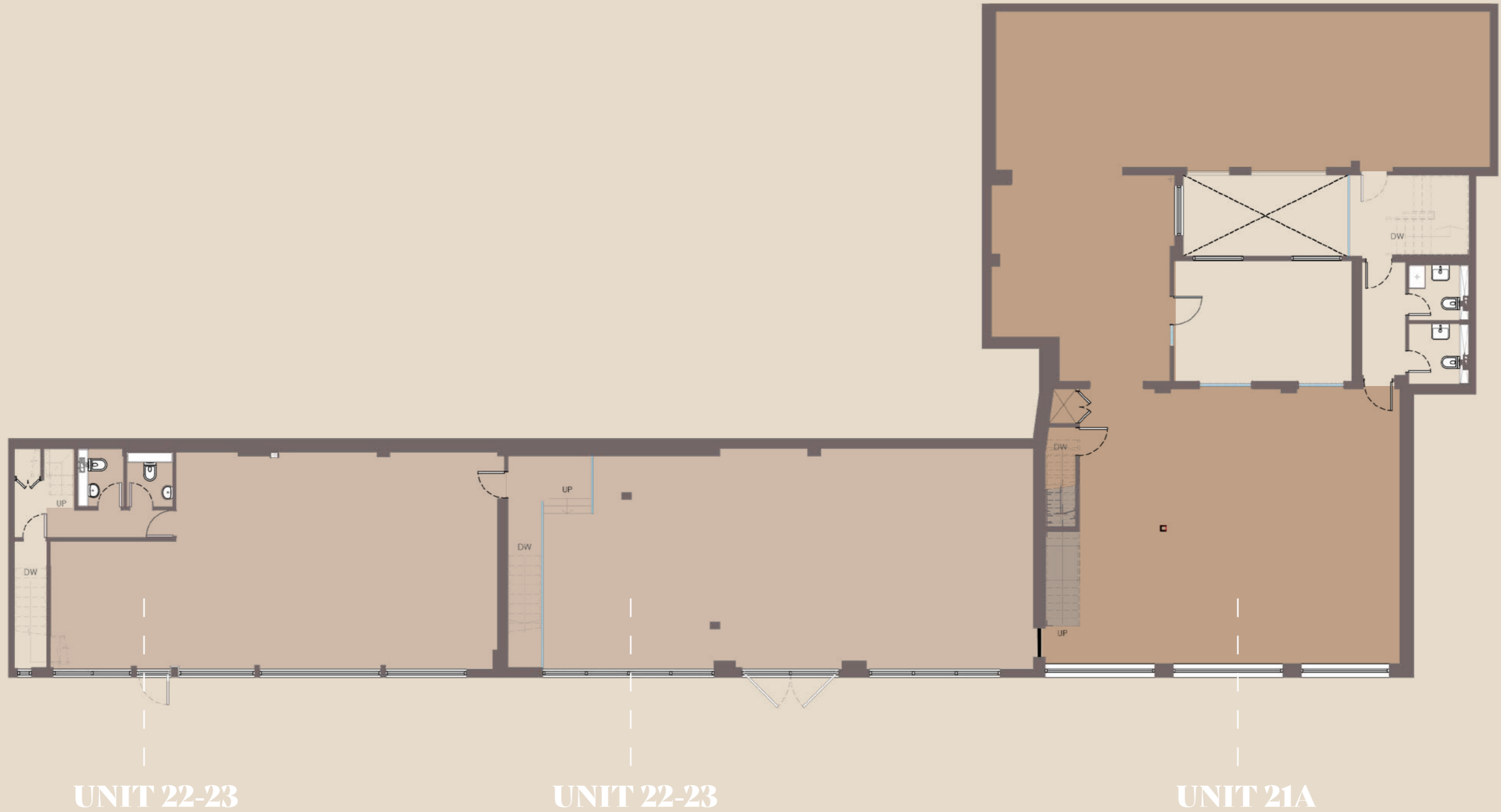
Schedule of areas

Ground Floor CAT A Layout



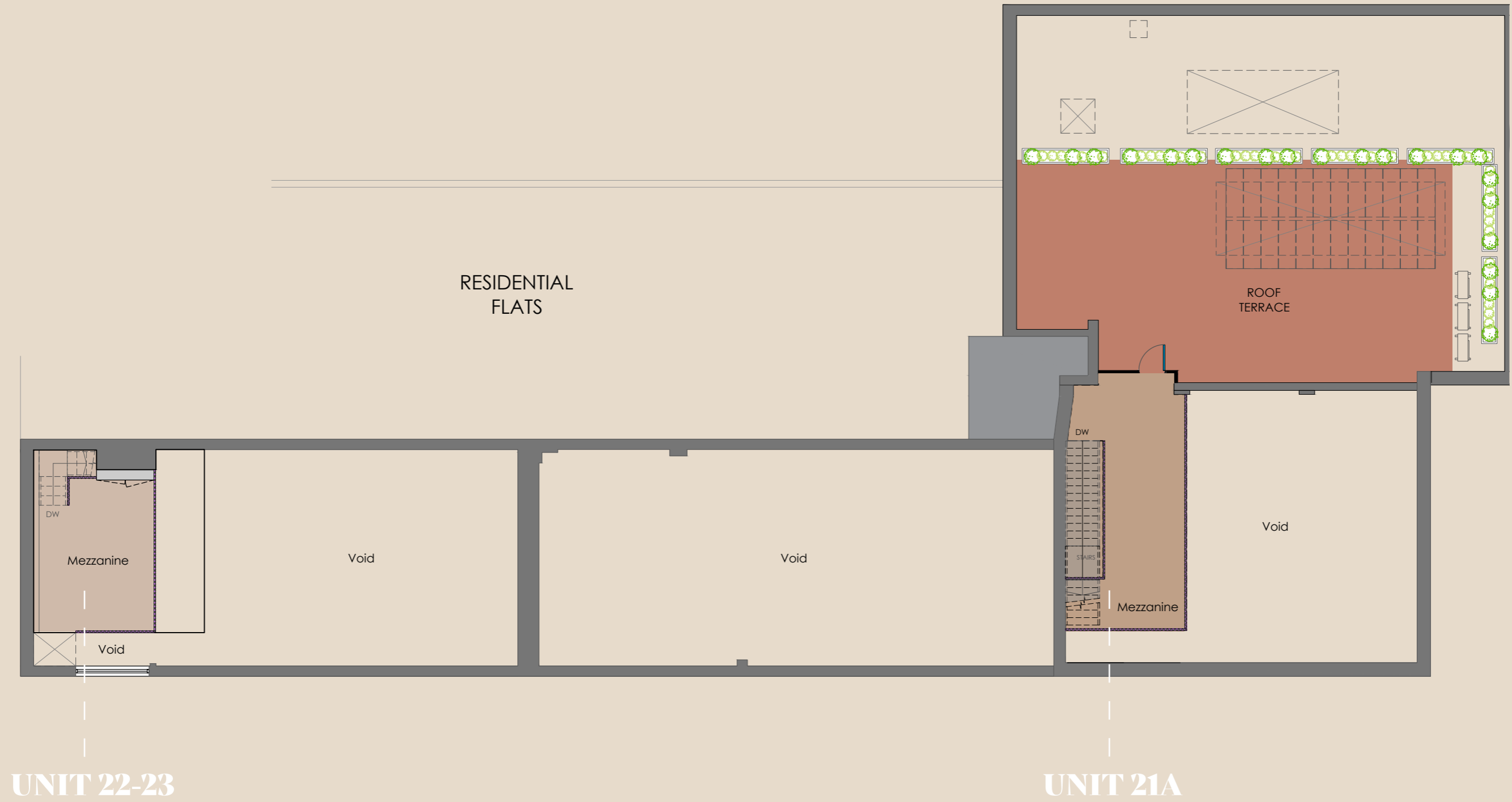
Schedule of areas

First Floor CAT A Layout



Schedule of areas

Mezzanine & Terrace CAT A Layout



Schedule of areas

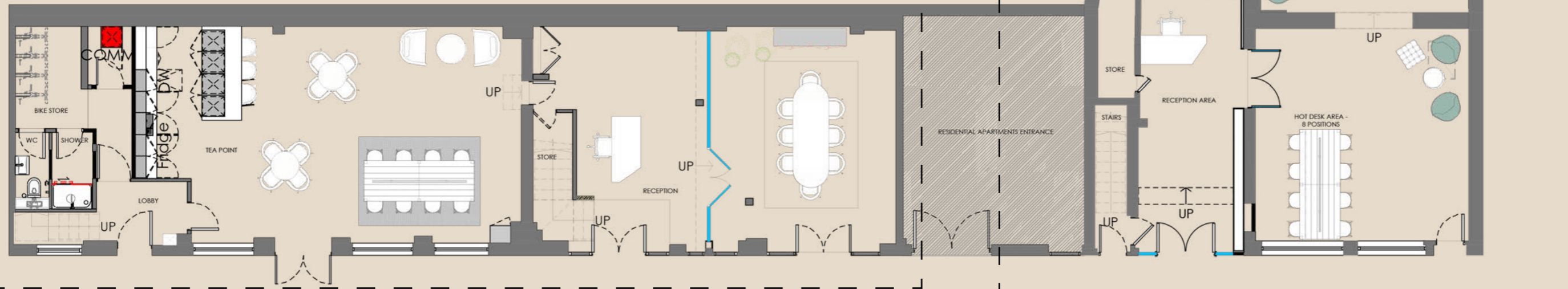
Potential CAT B Layout - Ground Floor

22-23 Schedule

- 1. Bike Store
- 1. COMMS
- 1. Shower
- 1. WC
- 1. Reception Area
- 1. 8 Person Meeting Room
- 2. Storage Room
- 1. Tea point
- 1. Break Out Area

21A Schedule

- 1. Bike Store
- 1. COMMS /Store Room
- 1. Shower & WC
- 1. Reception Area
- 1. Informal Meeting Area
- 2. Hot Desk Areas (8P)
- 1. Tea point
- 1. Break out (Additional hot desks)



Schedule of areas

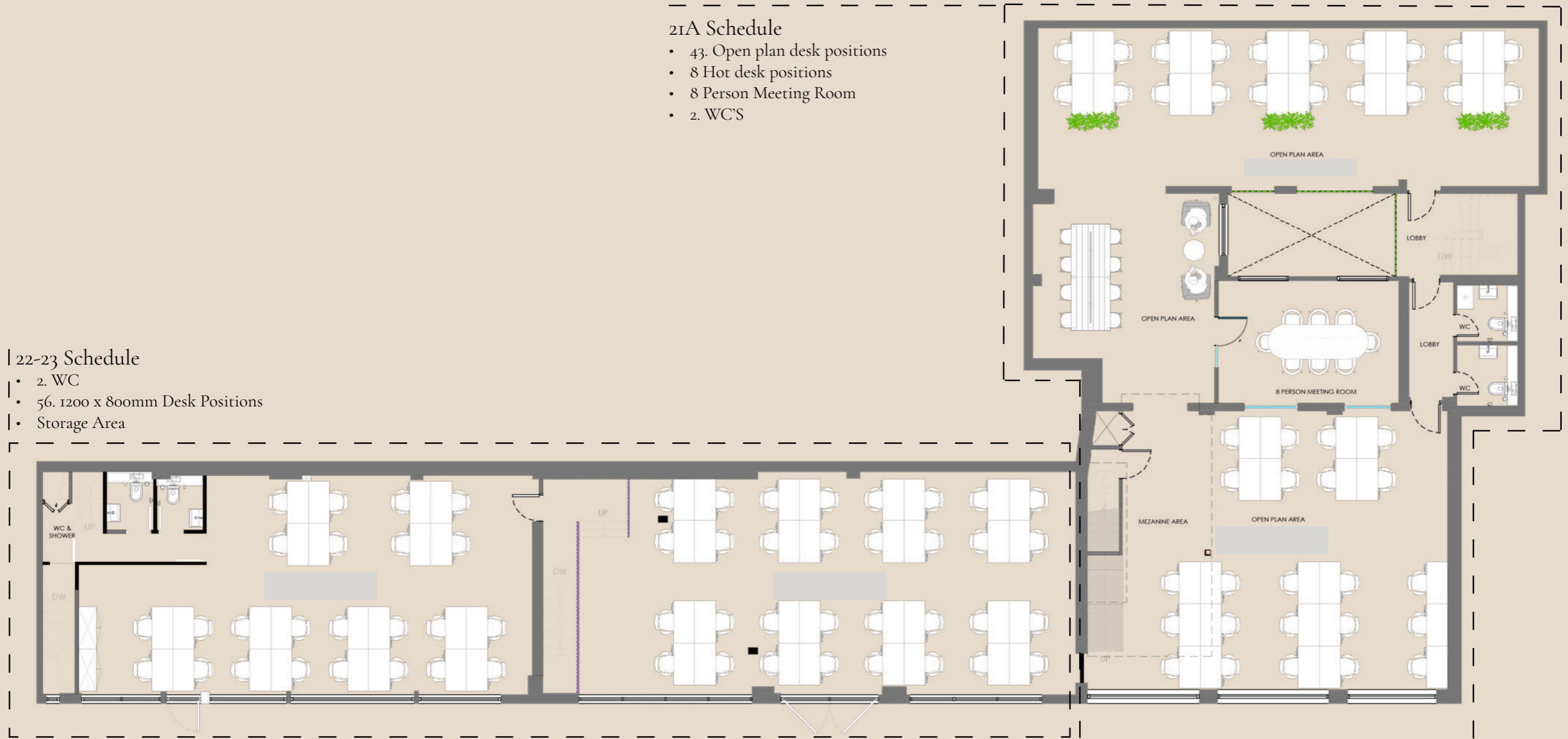
Potential CAT B Layout - First Floor

21A Schedule

- 43. Open plan desk positions
- 8 Hot desk positions
- 8 Person Meeting Room
- 2. WC'S

22-23 Schedule

- 2. WC
- 56. 1200 x 800mm Desk Positions
- Storage Area

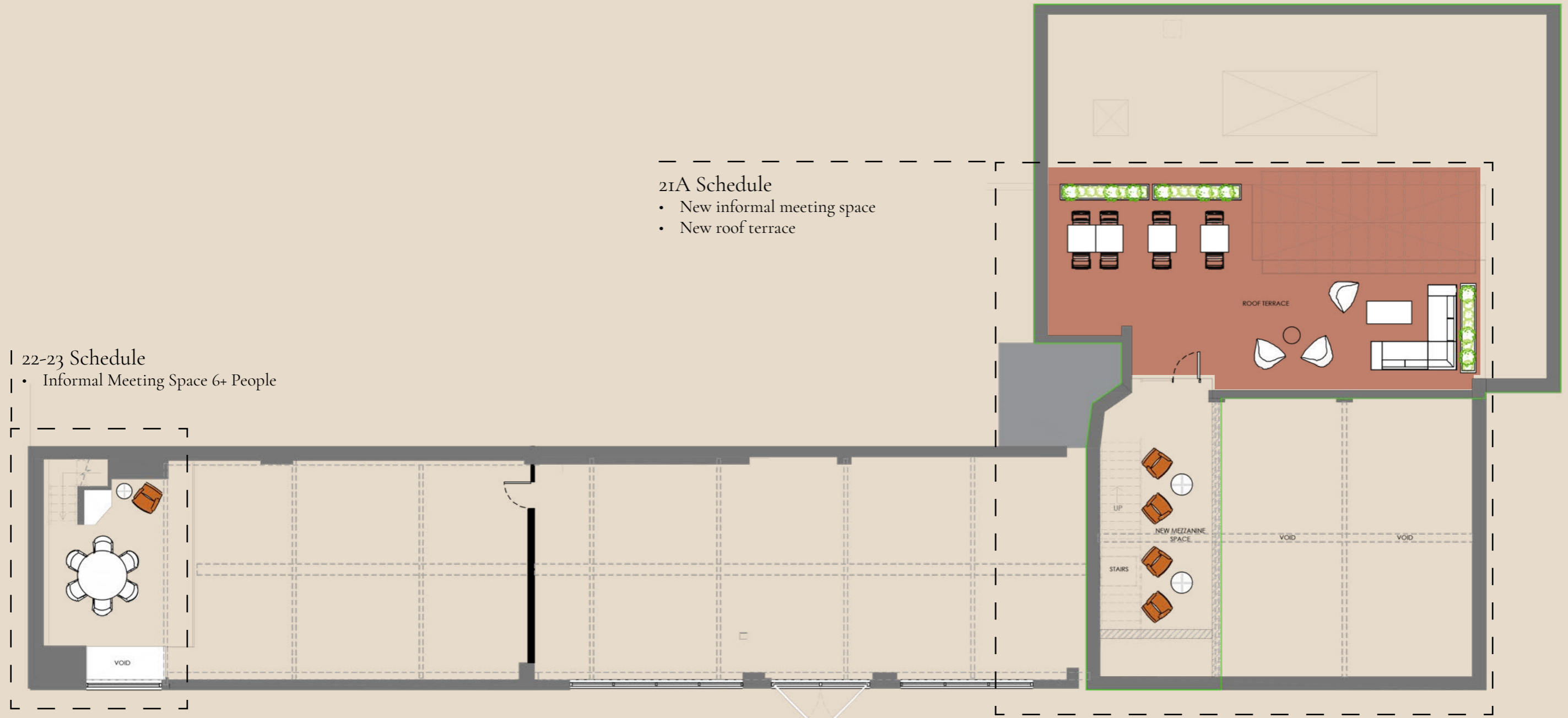


Schedule of areas

Potential CAT B Layout - Mezzanine and Roof Terrace

21A Schedule
 • New informal meeting space
 • New roof terrace

22-23 Schedule
 • Informal Meeting Space 6+ People

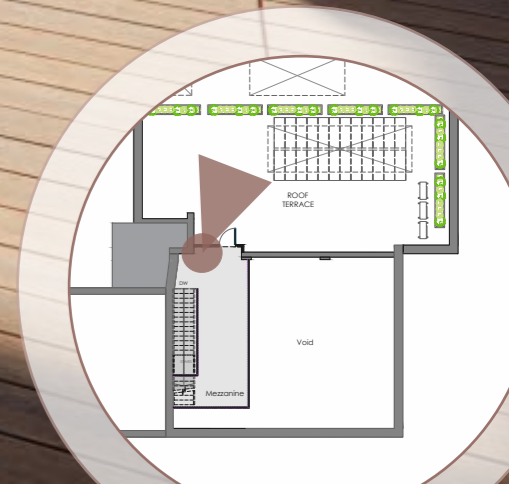




MEZZANINE LEADING TO ROOF TERRACE



ROOF TERRACE



Key Features

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

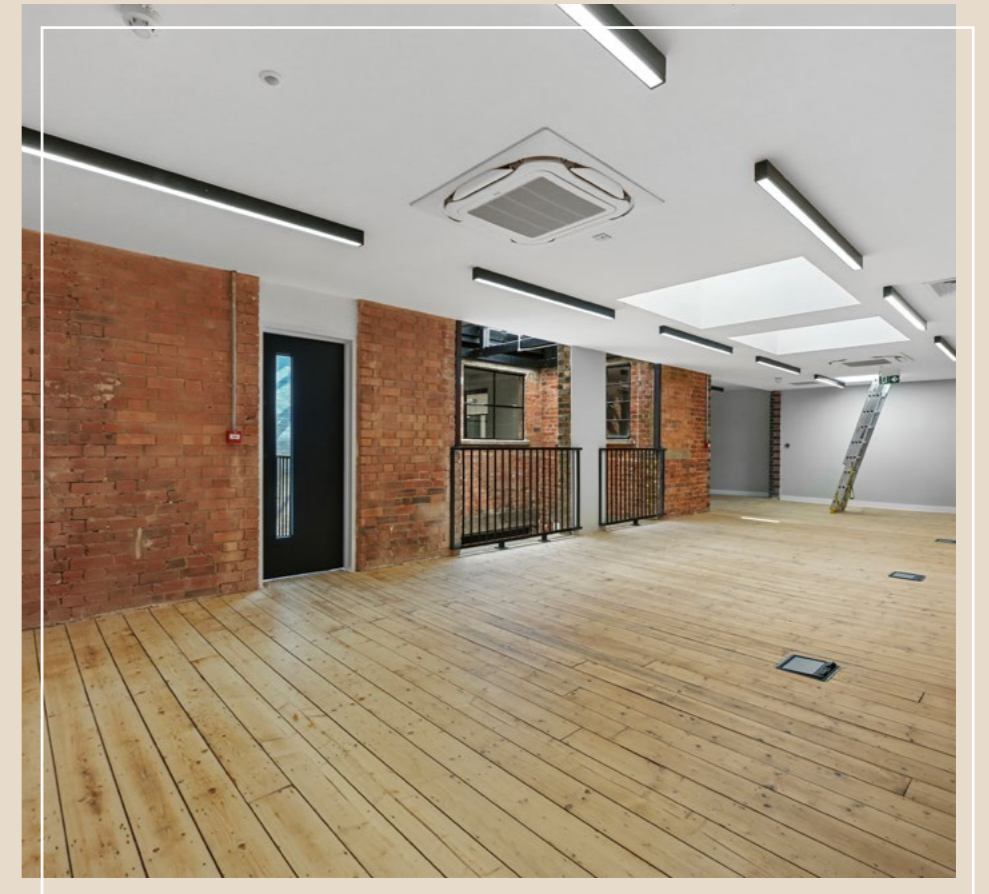
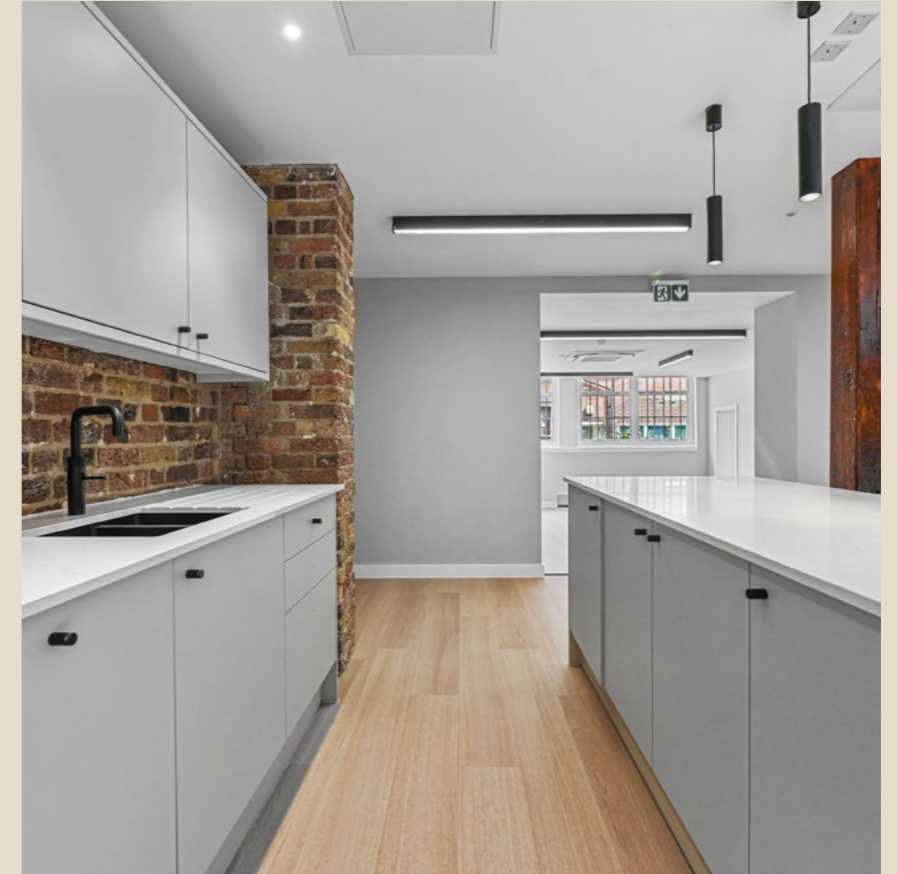
- Porcelain tiles in WC & Shower rooms
- Moduleo Oak LVT flooring in open areas
- Concrete vinyl flooring in bike stores
- Exposed brickwork, sandblasted for a washed-out effect
- Black LED linear light fittings throughout
- Timeless black crittall exterior windows
- Elegant black tapware in WC's
- Roof terrace
- 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 colors 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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