

WHY RENT WHEN YOU CAN BUY?

88 CRAWFORD STREET

LONDON W1H 2EJ

Self-Contained Office/Showroom
with Vacant Possession

FOR SALE

Total NIA 2,317 sq.ft. (215 sq.m.)

RIB

ROBERT IRVING BURNS



KEY POINTS

- Self-contained office.
- Located within easy walking distance to mainline and underground services at Marylebone, Baker Street, Edgware Road & Paddington Stations.
- 2,317 sq ft (NIA) of accommodation arranged over lower and ground floors.
- The premises benefit from good ceiling height and recently been refurbished.
- Suitable for owner occupiers and investors
- Not VAT elected.



KEY POINTS

LOCATION

CONNECTIONS

DESCRIPTION
& AMENITIES

FLOOR PLANS

CONTACT US



LOCATION

The property is situated on the south side of Crawford Street between Seymour Place and Wyndham Place. The building benefits from excellent transport links being within easy walking distance to Marylebone, Baker Street, Edgware Road and Paddington Stations.

The area is well diversified with retailers and restaurants and benefitting from being nearby to Marylebone High Street.

- | | |
|-----------------------|----------------------------------|
| 1 ABASTO | 6 Casa Malevo |
| 2 Bernardi's | 7 Chiltern Firehouse |
| 3 Boxcar | 8 The Churchill Bar and Terrace |
| 4 The Borough Barista | 9 Daisy Green |
| 5 The Carpenters Arms | 10 The Frontline Club Restaurant |
| 11 Gail's | 16 Locanda Locatelli |
| 12 The Grazing Goat | 17 Monocle Café |
| 13 The Harcourt | 18 Pickled Hen |
| 14 Kurobuta | 19 Roba Bar & Restaurant |
| 15 The Larrik | 20 Seymour's Parlour |



KEY POINTS

LOCATION

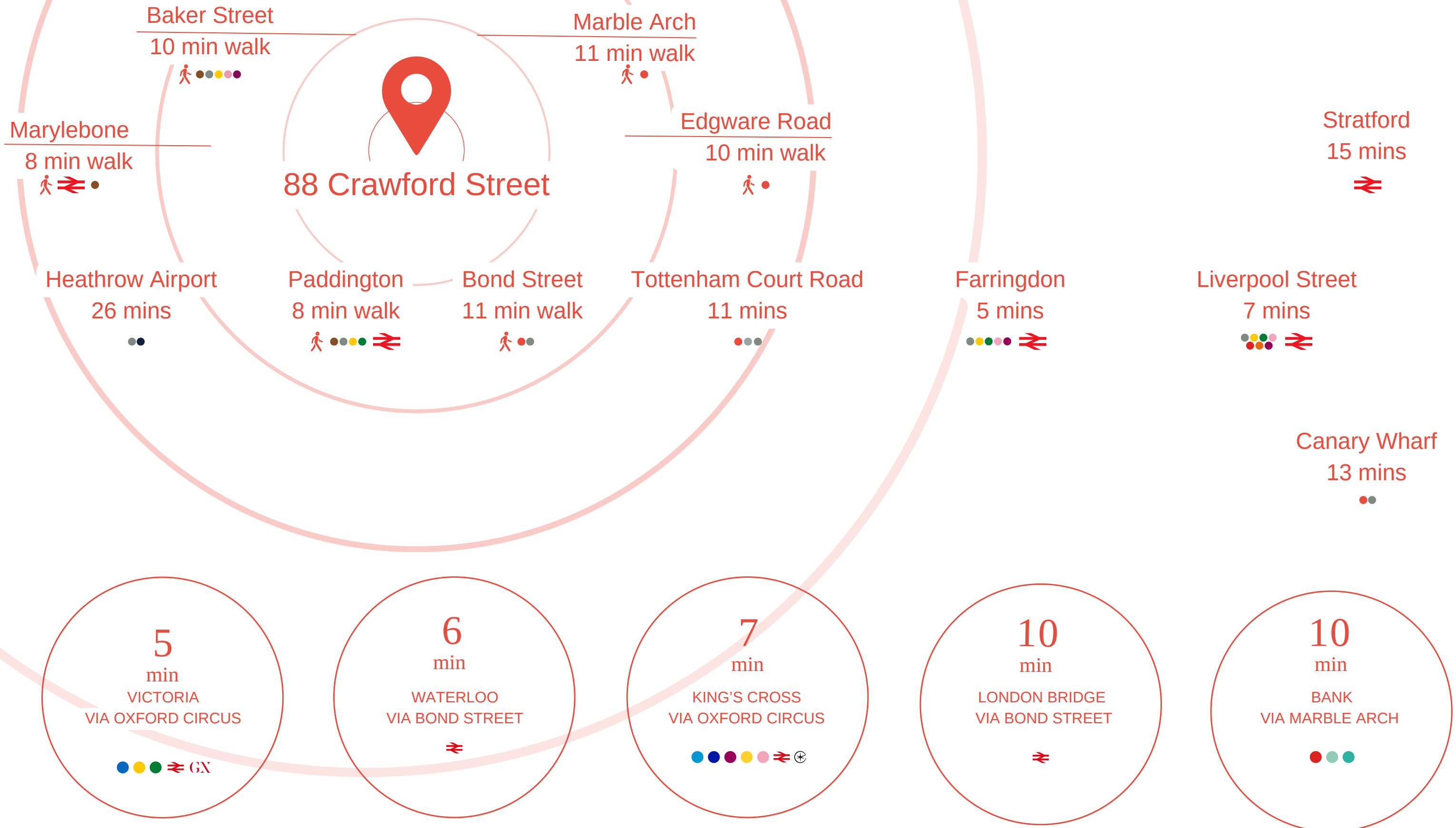
CONNECTIONS

DESCRIPTION
& AMENITIES

FLOOR PLANS

CONTACT US

CONNECTIONS



KEY POINTS

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DESCRIPTION & AMENITIES

An impressive self-contained office/showroom spanning both ground and lower ground floors. The ground floor boasts a generous 3-meter floor-to-ceiling height, accompanied by substantial window frontage along Crawford Street. The lower ground floor is split into a large meeting room, board room, kitchenette, storage room and three separate W/C's. The net internal area is 2,317 sq. ft. (215.3 sq.m.) and the gross internal area is approximately 2,616 sq.ft. (243.02 sq.m.).



Kitchenette



WCs



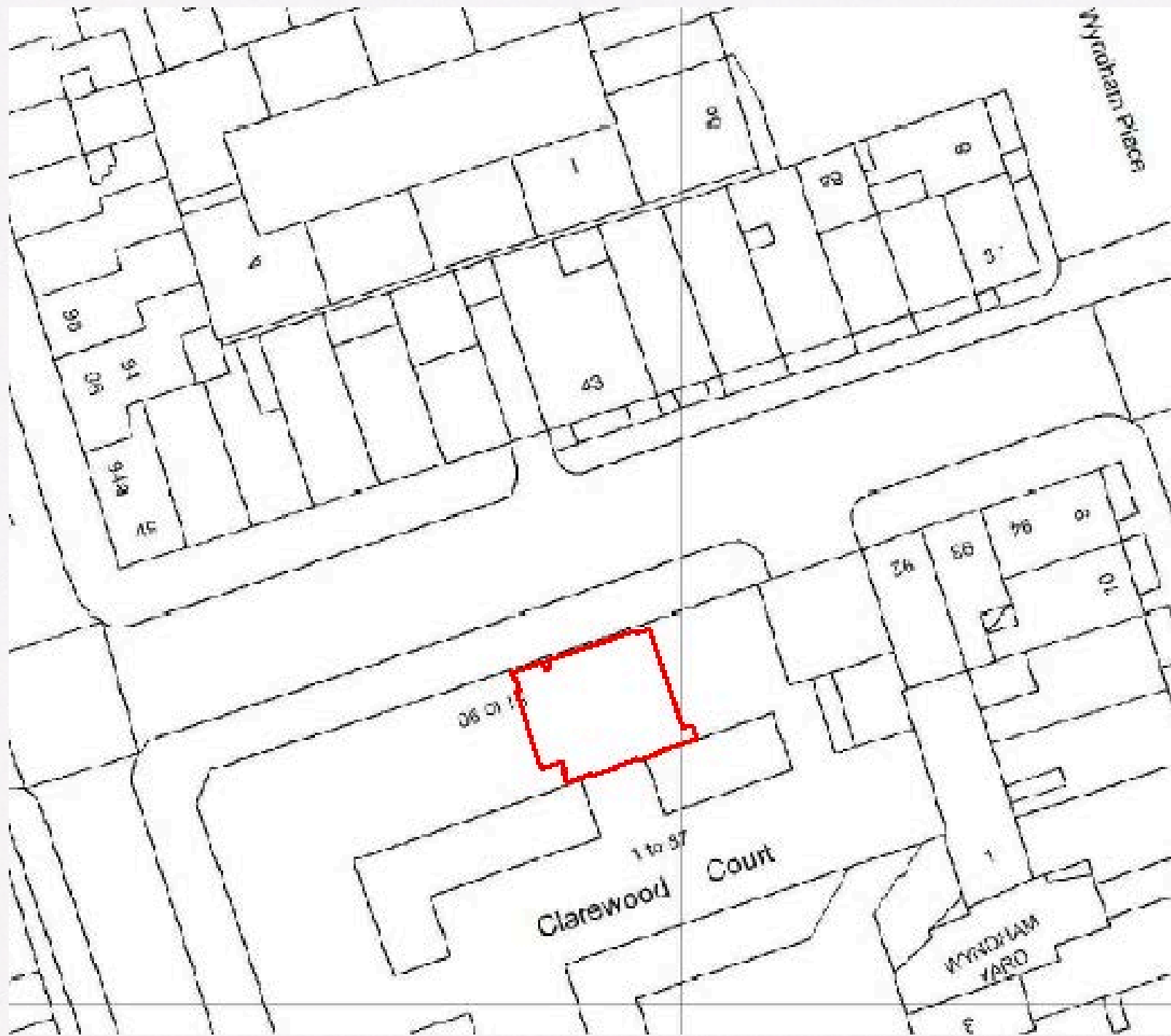
Skylights to Basement



Ground Floor to Ceiling
Height: 3m



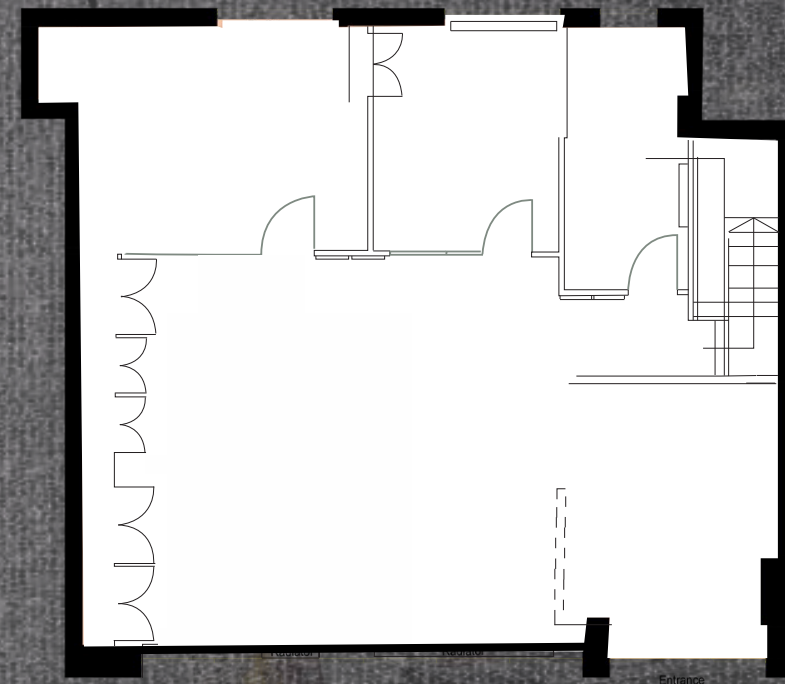
Front Facia (Width): 11.74m



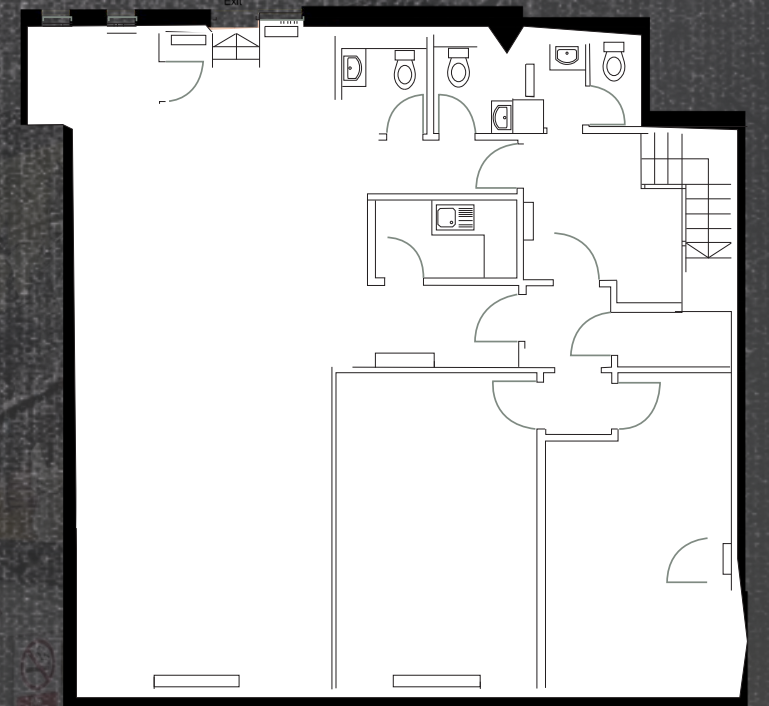
For identification purposes only.

FLOOR AREA

FLOOR	SQ FT / SQ M
GROUND	1,146 sq. ft. / 106.5 sq.m.
LOWER GROUND	1,171 sq. ft. / 108.8 sq.m.
TOTAL NIA	2,317 sq. ft. / 215.3 sq.m.



GROUND



LOWER GROUND

FLOOR PLANS & AREA

TENURE

A sale of the long leasehold interest expiring in 2106 (82 years unexpired).

LEGAL COST

Each party is to bear their own legal cost.

EPC

The property has an EPC rating of C – 70.

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

PRICE

Upon Application.

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.
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VIEWINGS

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