



ROBERT IRVING BURNS



121 GLOUCESTER PLACE

LONDON, W1U 6JY

TO LET
TO BE REFURBISHED

PERIOD 1ST FLOOR OFFICE PREMISES WITH SHARED
PRIVATE GARDEN IN THE HEART MARYLEBONE

SUITABLE FOR CLASS E
(OFFICES, MEDICAL, LEISURE ETC.)

620 SQ.FT

Description



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Situated on the 1st floor of this impressive period building, the demise is due to be refurbished. It will benefit from Comfort Cooling, New Carpet, Floor Boxes, Fibre Connectivity, LED Chandelier and Uplighting.

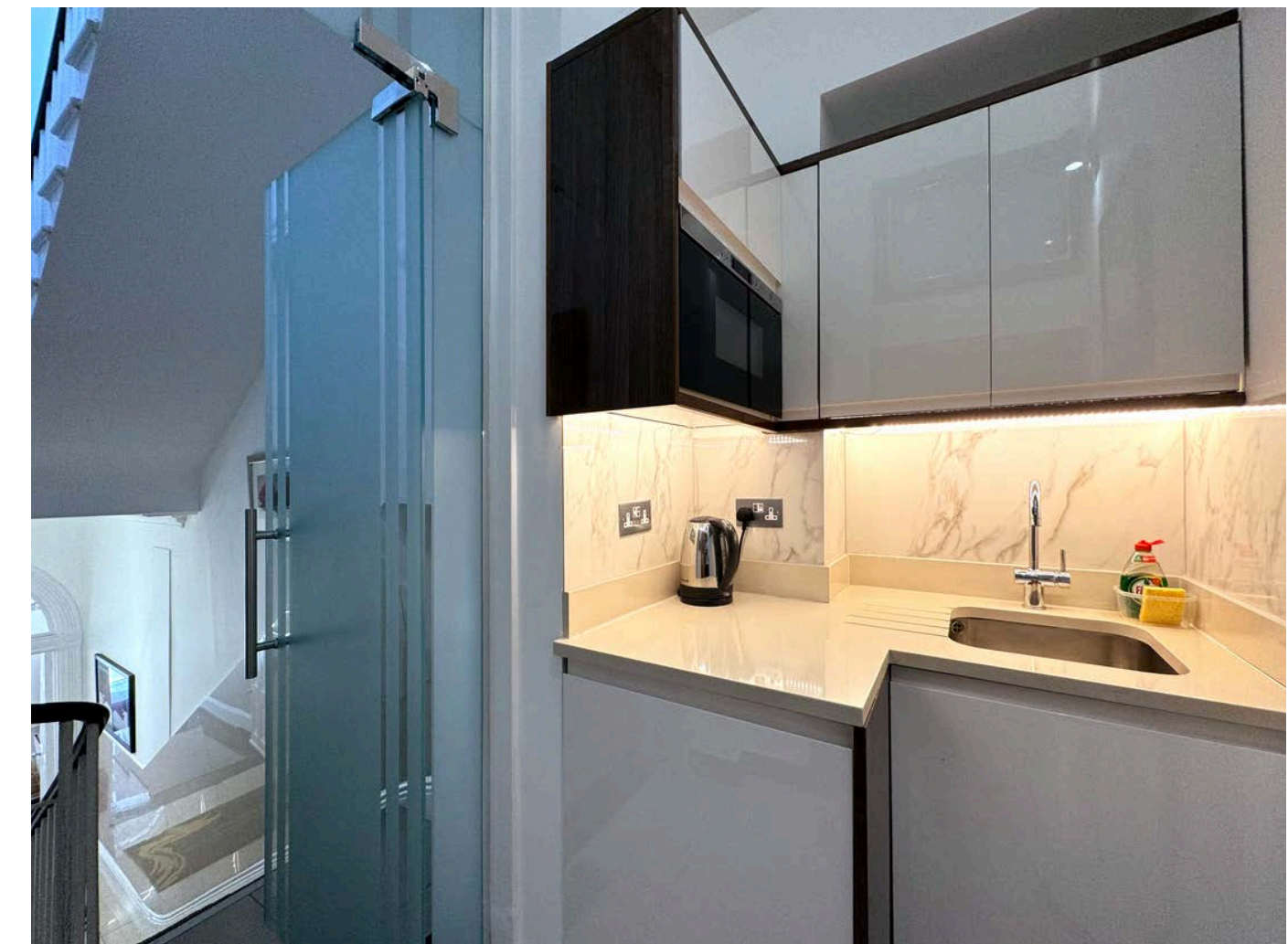
There is a private garden on the Ground Floor rear which is shared with the other building tenants.

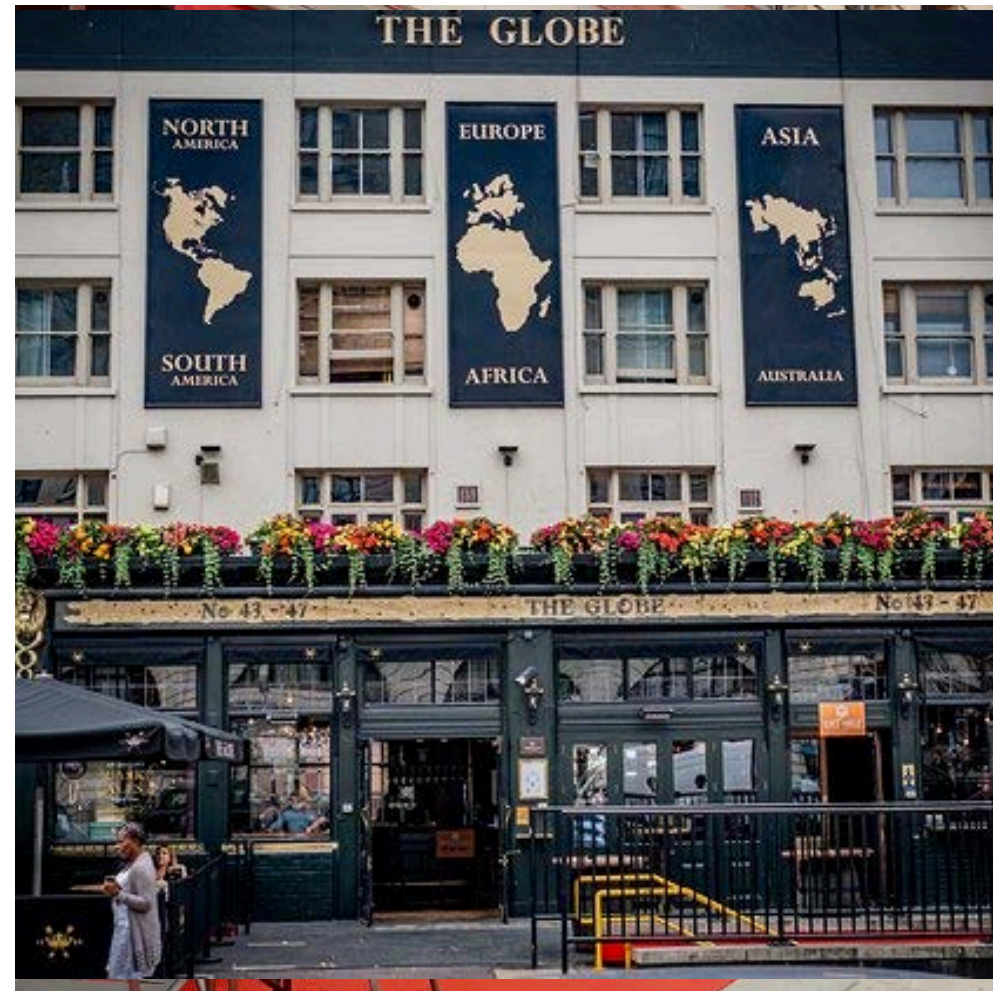
A shared kitchen facility is on the first landing and there are communal WC's on the ground floor. The floor boasts an impressive ceiling height of 4m.



Specification

- Shared Private Garden
- Shared Kitchen Facilities
- Communal WCs
- Fibre Connectivity (Not Tested)
- Floor Boxes
- Comfort Cooling (Not Tested)
- High Ceilings (4.07m)
- Entry Phone System
- Excellent Natural Light

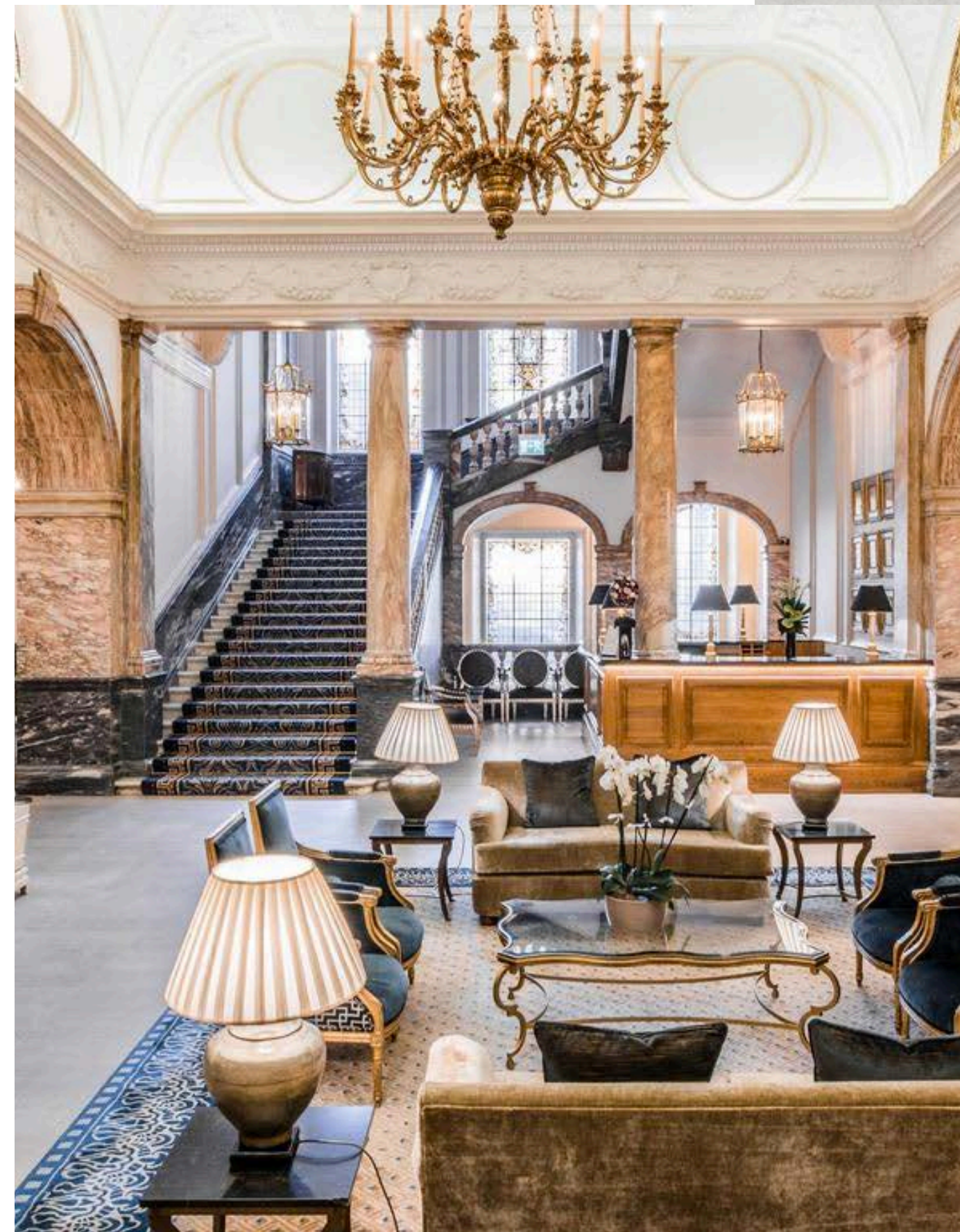




The Globe



The Sherlock Holmes museum



The Landmark



Carlotta

Location

[GOOGLE MAPS LINK](#)

Situated in the heart of Marylebone, 121 Gloucester Place is a short distance away from a number of well renowned restaurants and coffee shops.

It is only a short walk to Baker Street and Marylebone stations, both in zone 1 offering convenient transport connections throughout London, and also access to iconic sporting venues such as Lords Cricket Ground and Wembley Stadium, which are both fantastic offerings for client entertainment.

With Bond Street and Marble Arch stations also both in close proximity to the south of the buildings' location this gives you easy access into the City and beyond.

Accommodation

Net Internal Area

First Floor 57.6 SQM/ 620 SQFT

| Floor | 1st Floor |
|--|----------------|
| Total Size (sq.ft.) | 620 |
| Quoting Rent (p.a.) excl. | £43,400 |
| Service Charge (p.a.) | £2,500 |
| Estimated Rates Payable (p.a.) | £14,097 |
| Insurance | £1,500 |
| Estimated Occupancy Cost excl. (p.a.) | £61,497 |

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954, for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

TBC.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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. June 2024



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