



ONE
DORSET
SQUARE

To Let

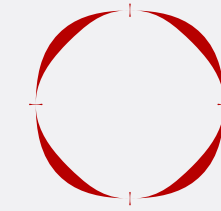
1 Dorset Square
London
NW1 6PU

RIB

ROBERT IRVING BURNS



SAVOY STEWART
COMMERCIAL PROPERTY



Welcome to One Dorset Square

Situated overlooking Dorset Square Garden, One Dorset Square presents an opportunity to lease a prestigious Grade II-listed property in London's vibrant Marylebone district.

Offering versatile spaces for healthcare establishments, hotel operators, offices or education facilities, this prominent corner building with high footfall overlooks one of London's most picturesque gardens, with its own private access, and is in close proximity to both Marylebone (mainline and underground) and Baker Street (underground) stations.

Situated near key transport hubs and surrounded by exclusive boutiques and acclaimed restaurants, One Dorset Square provides excellent connectivity in a lively location. With a rich history, including its historic role as "Spy Corner" during World War II, One Dorset Square combines Georgian charm with modern amenities to meet contemporary business needs.

One Dorset Square boasts many unique and impressive features

This prestigious property measures 4,889 sqft (454.2 sqm) across five floors from lower ground floor to third floor. The front entrance to the property leads into a grand hallway with vast ceiling heights and a large sweeping central stairway, with each of the floors similar in specification and proportion.

The property has kitchen space on the lower ground level and multiple W/Cs throughout. There is also an independent street entrance which serves solely the lower ground floor. Each floor boasts great views over Dorset Square Garden and surrounding areas and provides tranquil workspaces for a variety of different uses and occupiers.

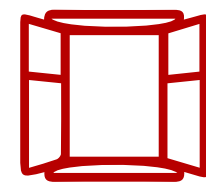
The property also benefits from three external vaults for the use of plant equipment, refuse collection and cycle storage. Suitable for healthcare, hotel, offices or educational purposes.



Historic Grade II-listed building with Georgian architecture



Corner plot with high footfall



Vast ceiling heights with abundant natural light



Enriched English history



Air conditioning



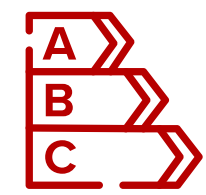
Suitable for healthcare, office, or educational purposes



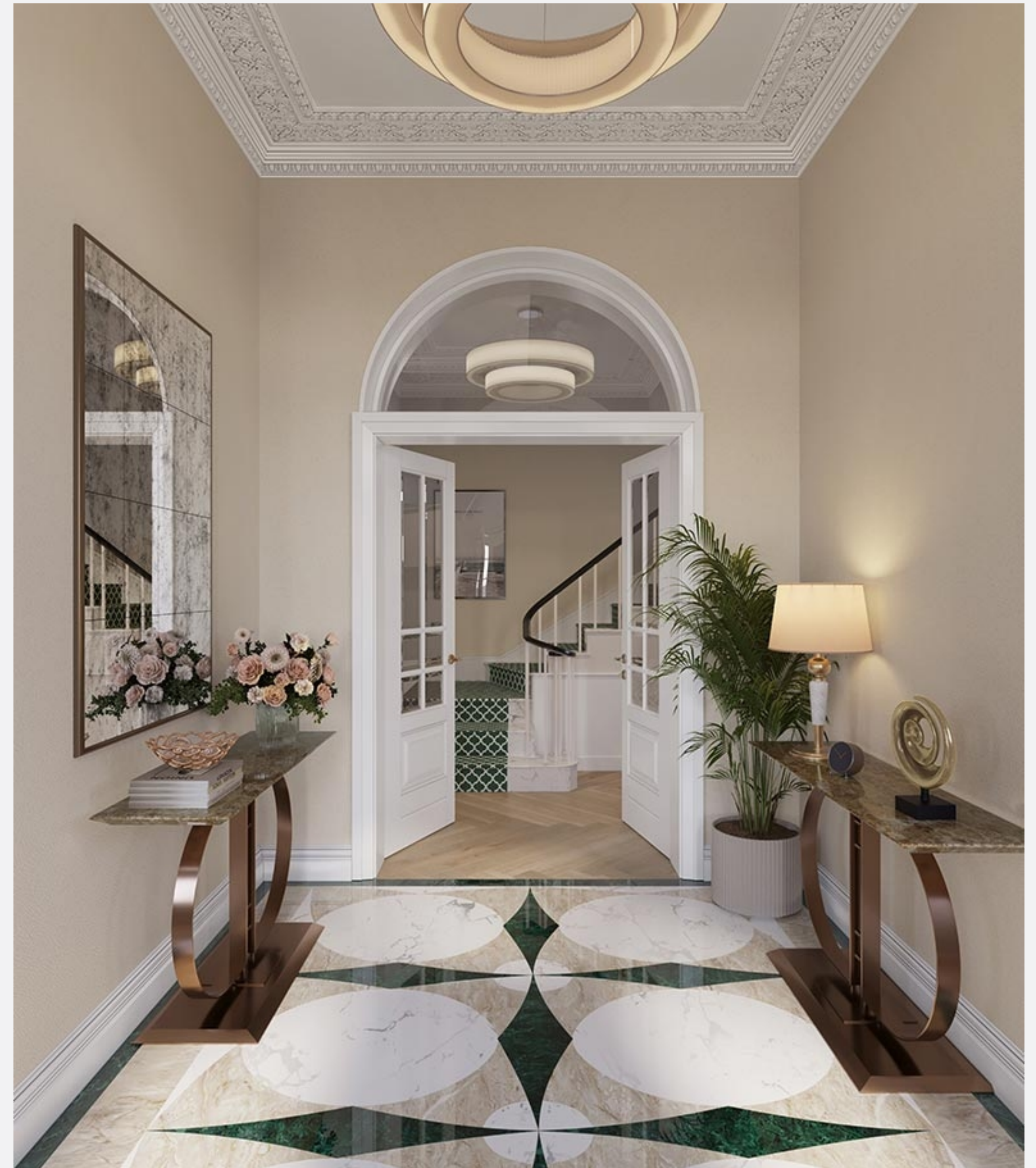
100m from Marylebone and Baker Street train stations



Access to Dorset Square Garden



EPC rating B



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10F - Workspace #1
0F - Workspace #2
1F - Workspace #3
2F - Workspace #4
3F - Workspace #5





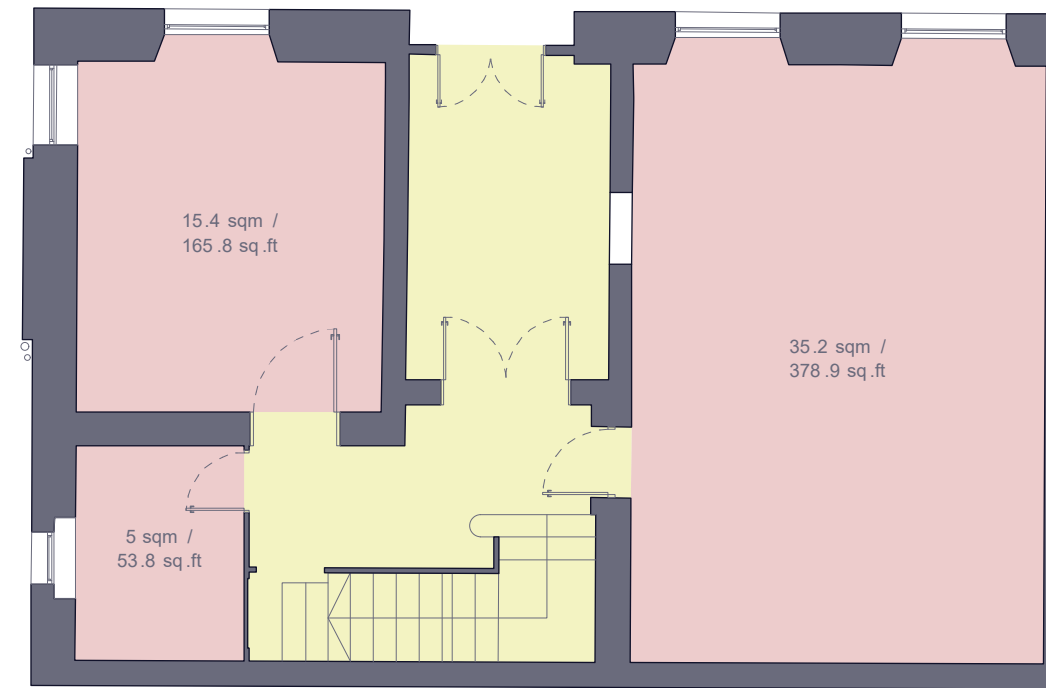
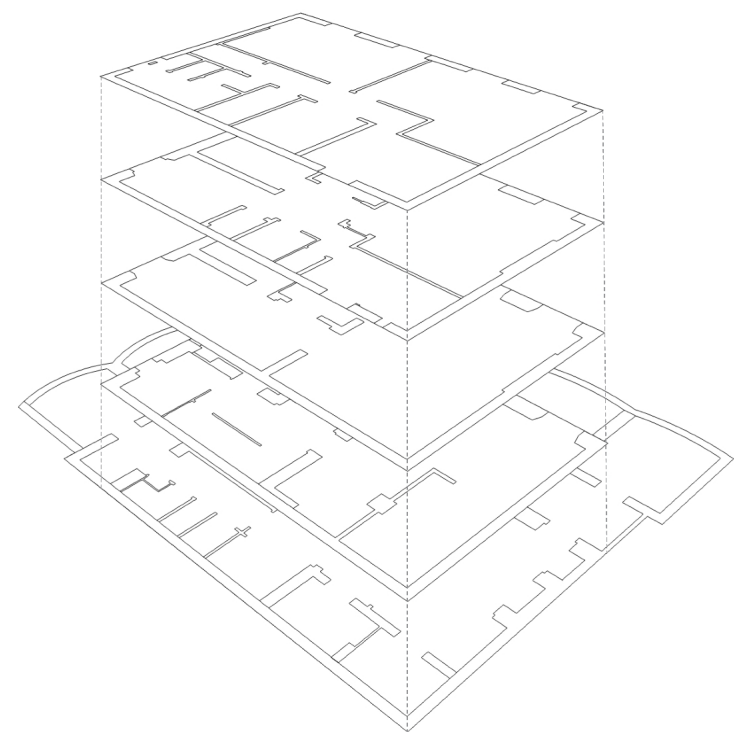
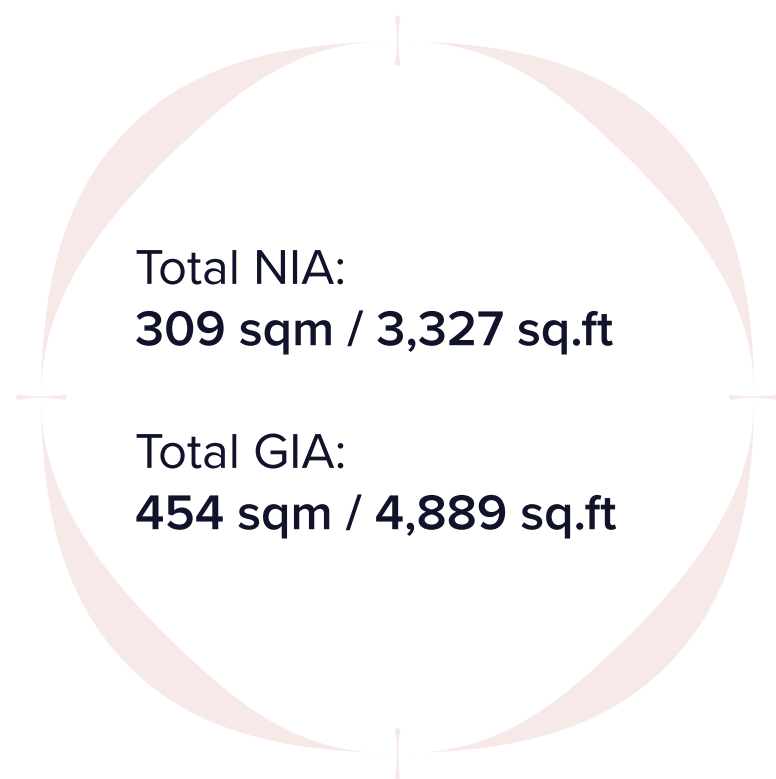
Lower Ground Floor:

Net Internal Area SQM / SQ.FT:
75 sqm / 807 sq.ft

Gross Internal Area SQM / SQ.FT:
118 sqm / 1,272 sq.ft

Vaults:

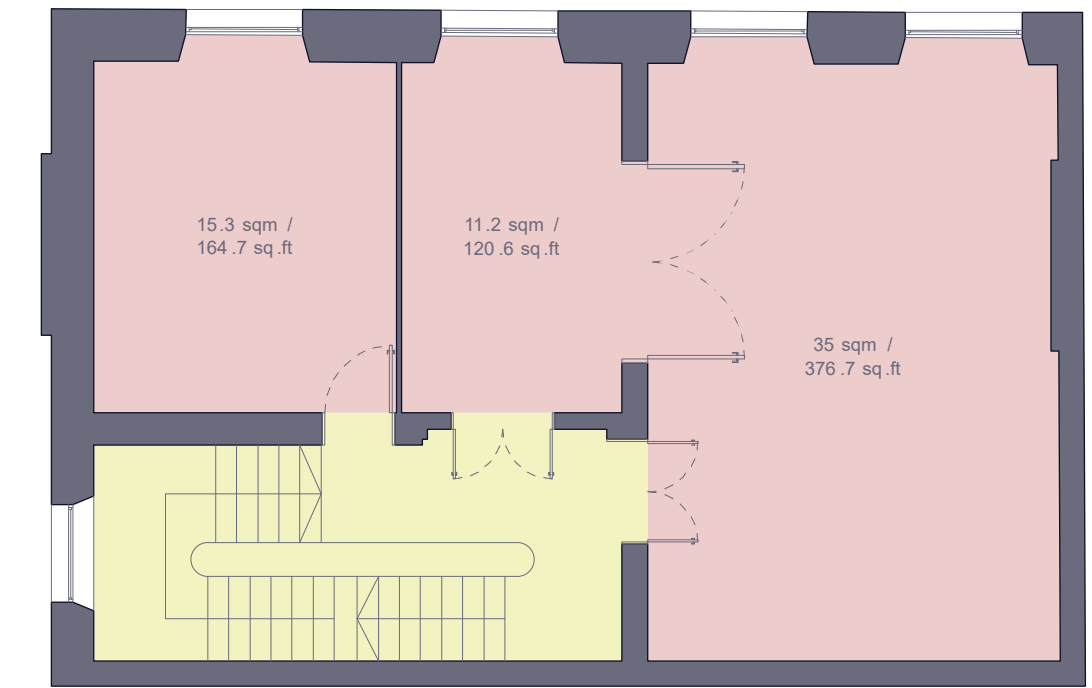
Vault 1: **10 sqm / 109 sq.ft**
 Vault 2: **10 sqm / 109 sq.ft**
 Vault 3: **11 sqm / 115 sq.ft**



Ground Floor:

Net Internal Area SQM / SQ.FT:
56 sqm / 603 sq.ft

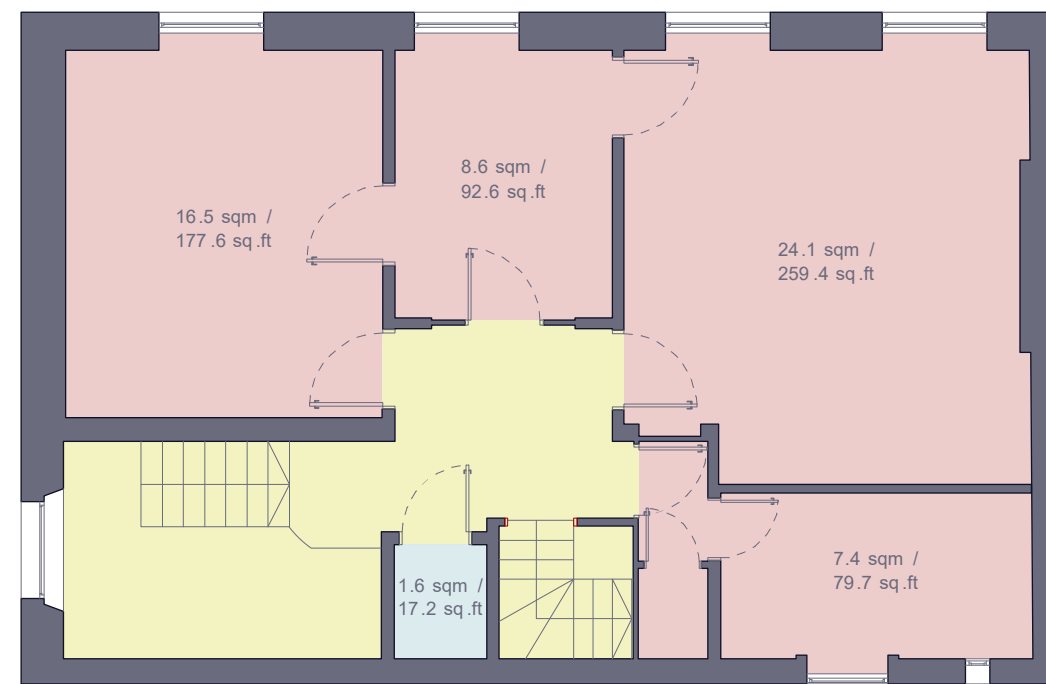
Gross Internal Area SQM / SQ.FT:
83 sqm / 892 sq.ft



First Floor:

Net Internal Area SQM / SQ.FT:
63 sqm / 678 sq.ft

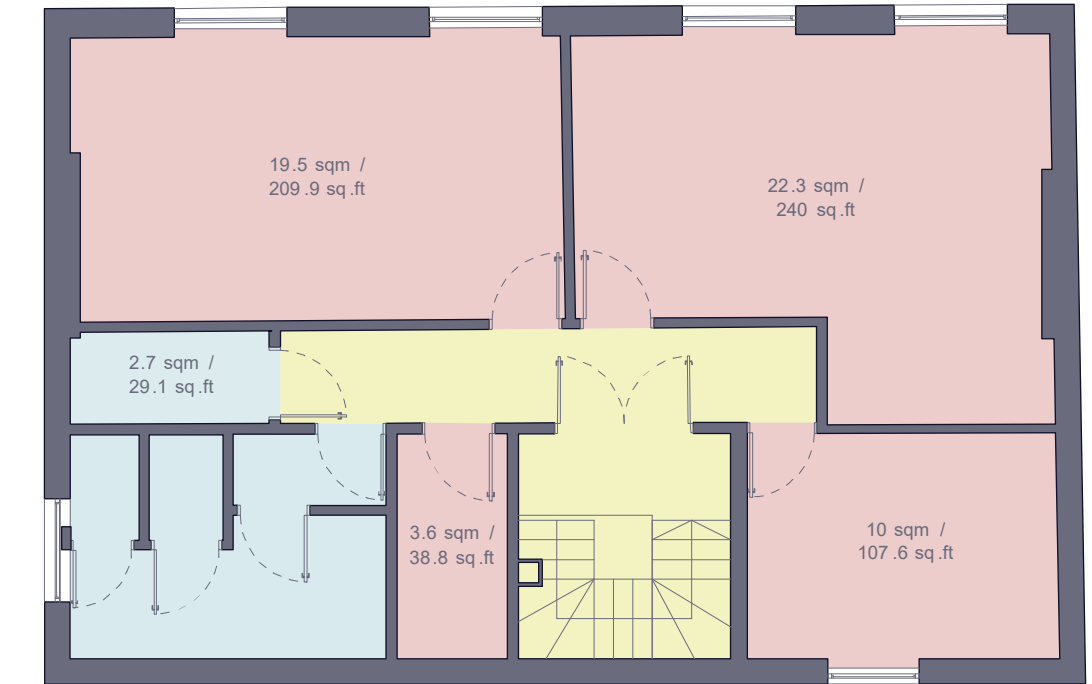
Gross Internal Area SQM / SQ.FT:
83 sqm / 891 sq.ft



Second Floor:

Net Internal Area SQM / SQ.FT:
59 sqm / 635 sq.ft

Gross Internal Area SQM / SQ.FT:
84 sqm / 900 sq.ft



Third Floor:

Net Internal Area SQM / SQ.FT:
56 sqm / 604 sq.ft

Gross Internal Area SQM / SQ.FT:
87 sqm / 934 sq.ft

● Lettable area

● W/C and wash room facilities

● Communal

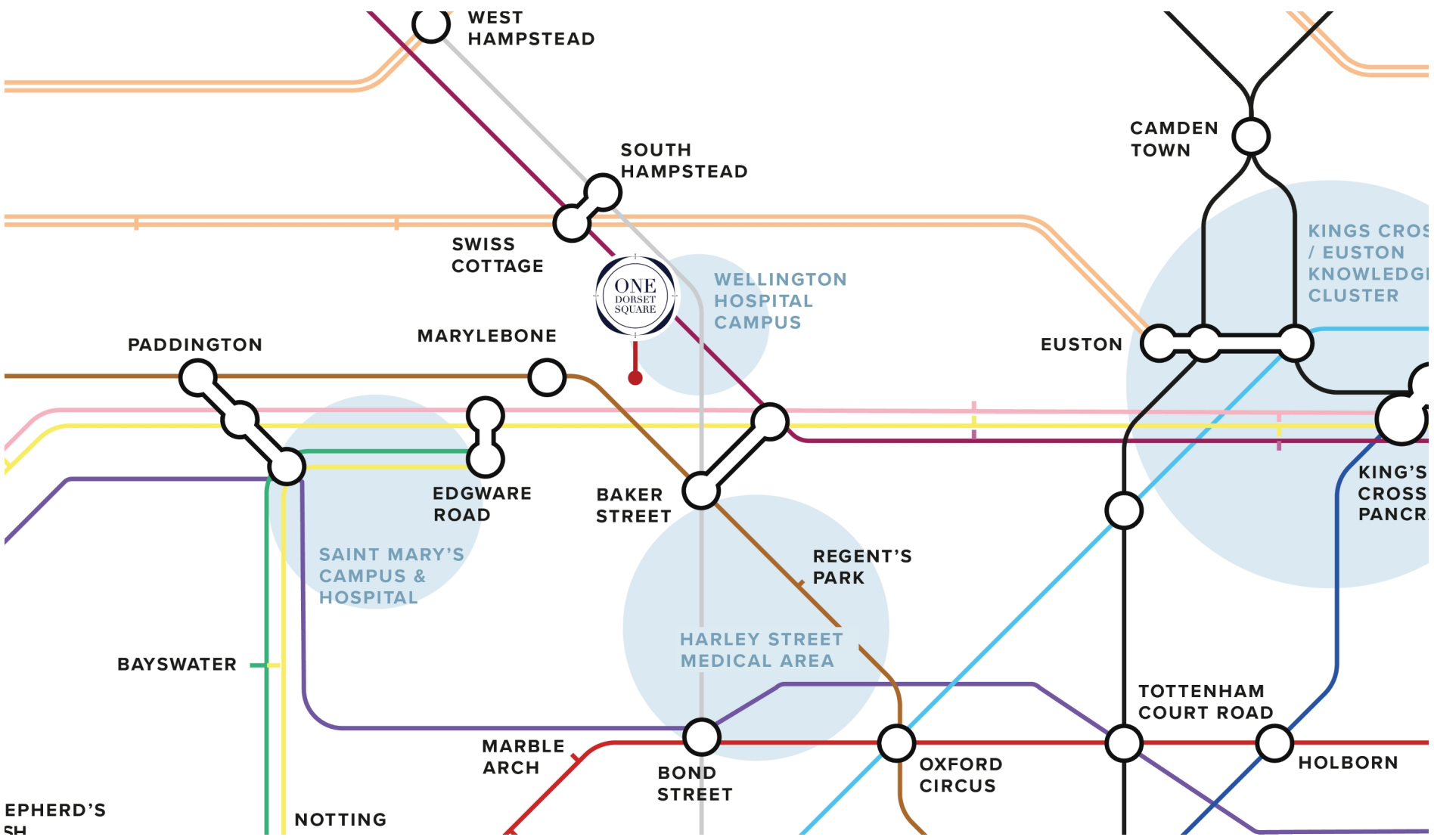


Proximity to Nearby Medical Districts

The nearby Harley Street Medical Area is an internationally renowned destination in the heart of the West End, steeped in history and medical excellence. Dating back to the 18th century, Harley Street was originally developed by the prestigious Cavendish-Harley family with townhouses where doctors once lived upstairs and practised downstairs, and offered exceptional accommodations with a prime location close to nearby hospitals.

Today, Harley Street is synonymous with world-class medical and clinical services. Hosting over 2,500 clinicians, it boasts the highest concentration of medical expertise globally.

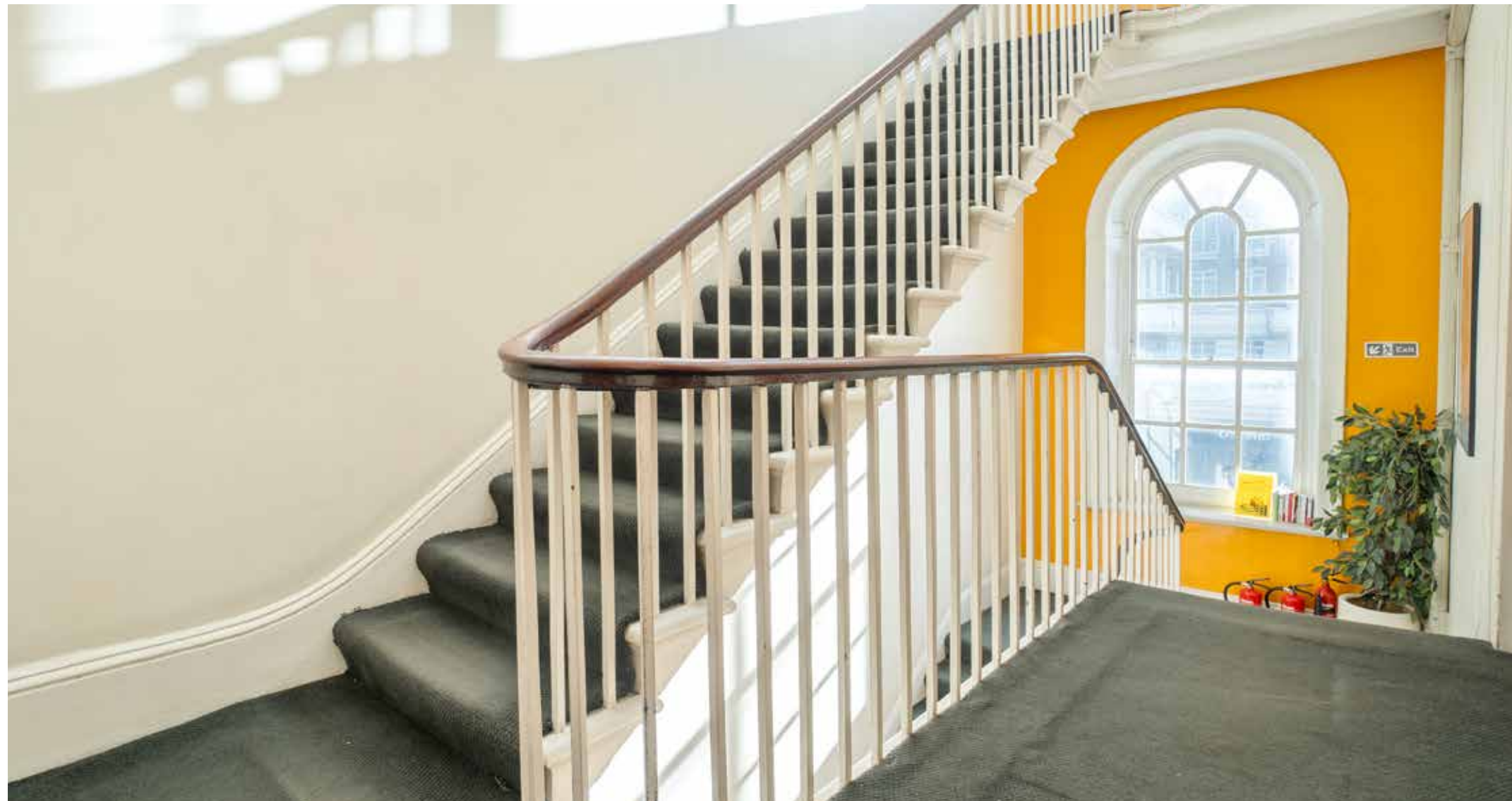
The Harley Street Medical Area stands as a beacon of medical innovation and expertise, attracting internationally recognised specialists and organisations. Esteemed institutions such as the Cleveland Clinic, Isokinetics, the Kings Fund, the London Clinic, the Mayo Clinic, the Royal Society of Medicine, and the Fortius Clinic all call Harley Street home. One Dorset Square offers a unique opportunity to position your yourself within walking distance of the world's elite in medical care.



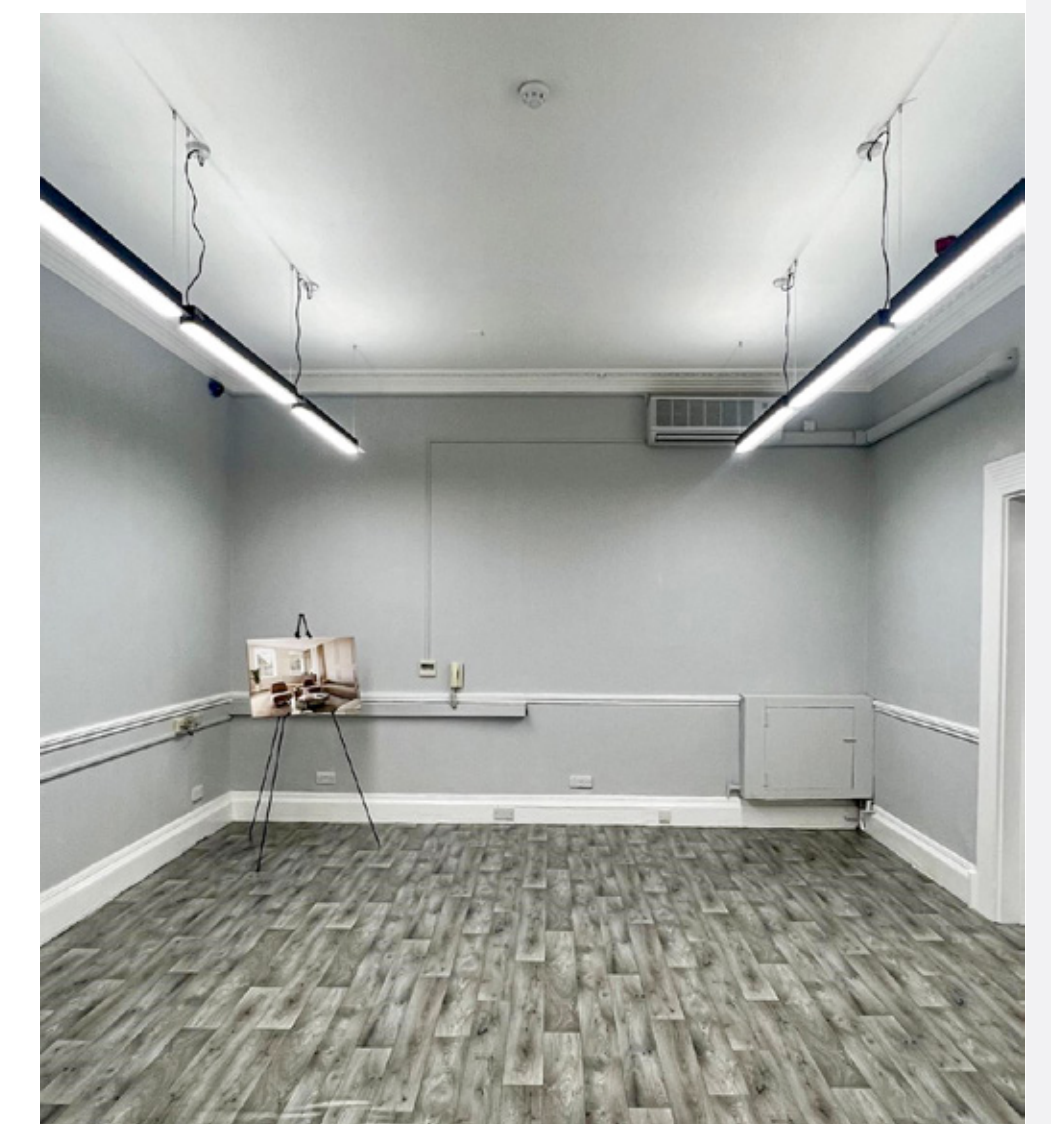




One Dorset Square



Existing Photos



Existing Photos



Life in the heart of Marylebone

Marylebone is renowned as one of London's most vibrant and desirable submarkets, characterised by prestigious addresses, diverse cultural attractions, and outstanding office, medical and educational institutions.

The area boasts a rich retail and leisure landscape, with charming boutique shops, cafes, museums, and Michelin-starred restaurants which contributes to its reputation as a thriving district.

Marylebone's historical development, from its early days with St Mary's Church to its current status as a central district of London's West End, underscores its enduring appeal and significance in the city of London.

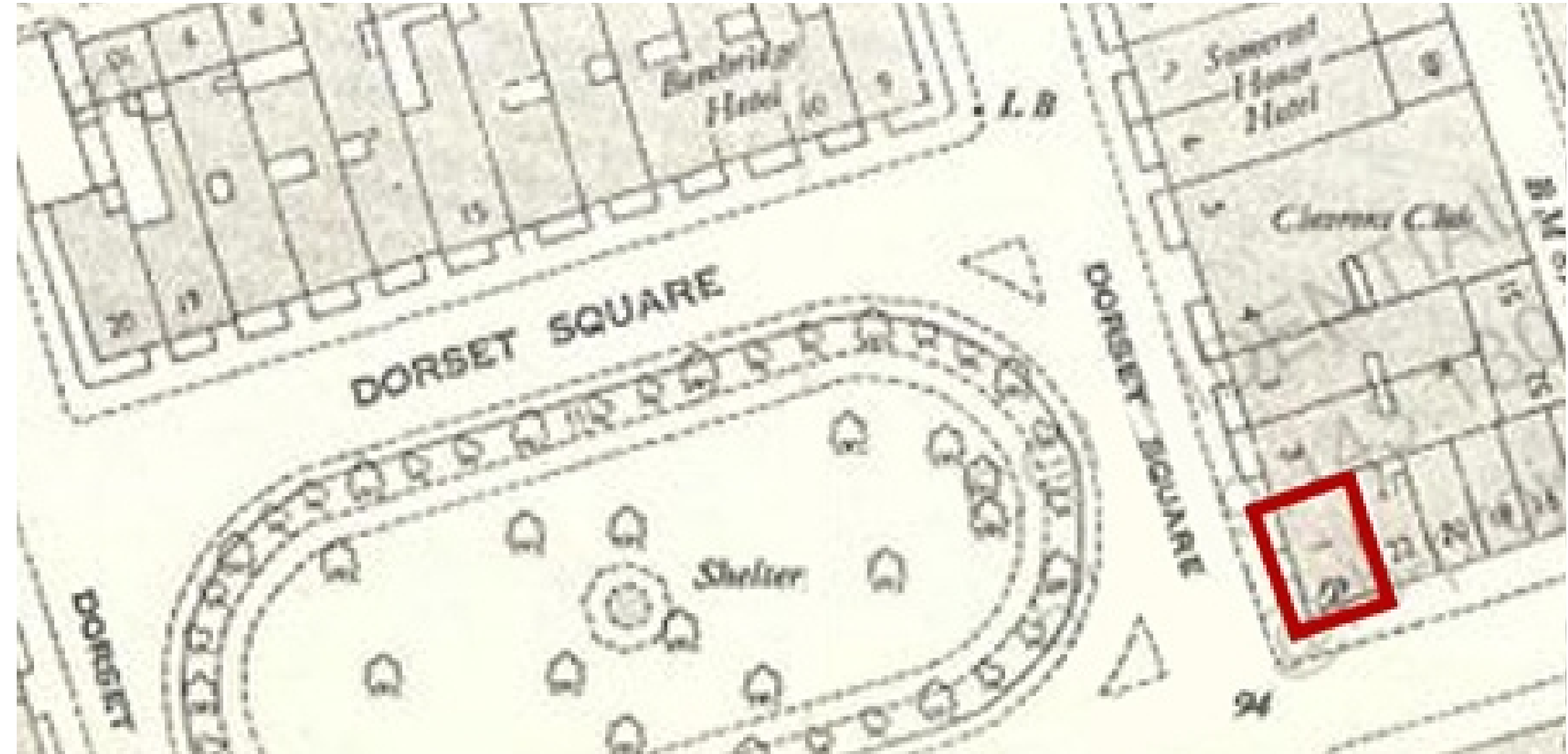


The History

One Dorset Square is a historic Grade II-listed building that has played various roles over the years. Previously used as a language school, the building holds significant historical importance due to its former use by Winston Churchill's Special Operations Executive during World War II, earning the nickname "Spy Corner" during the period between 1941-1944.

A plaque was unveiled in 1957 by the late Queen Mother to commemorate the bravery of the agents who embarked on dangerous missions in France from this location.

The property also stands on the site of the historic Lord's Cricket Ground (Dorset Fields), which was redeveloped in the 1810s, adding to its rich historical narrative.



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Rent

POA.

Lease

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

Floor Plans

Scaled floor plans available on request.

Possession

Upon completion of legal formalities.

Legal Costs

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

EPC

Available on request.

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.

September 2024.

VAT

The property is not elected for VAT.

Viewings

Strictly through Robert Irving Burns & Savoy Stewart.

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