

LONDON, W1H 7JA

# 26 SEYMOUR STREET

**TO LET**

ELEGANT OFFICE SPACE  
IN THE HEART OF MARYLEBONE

GROUND FLOOR  
835 SQ. FT.

RIB

ROBERT IRVING BURNS







Zayna



Home House



Wagamama



Nobu Hotel

# LOCATION

[Google maps link](#)

This office is conveniently located on Seymour Street, just a 2-minute walk from Marble Arch Station and a 10-minute walk from Bond Street Station, offering excellent transport links and accessibility.

This office space is ideal for businesses looking for a professional, yet comfortable setting. With its tasteful design, practical amenities, and prime location, it's a perfect choice for companies seeking a distinguished workspace.



# DESCRIPTION

This sophisticated office space offers a blend of comfort and style, ideal for professionals seeking an elegant working environment. The spacious main room offers excellent natural light and features a large desk, ample seating, and a cozy fireplace for a welcoming atmosphere.

A private office area with a marble fireplace ensures a quiet, focused workspace. Additional amenities include a fully equipped modern kitchen, an indoor balcony for breaks or casual meetings and WC's.





# SPECIFICATIONS

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- Comfort Cooling
- Furnishing Option
- Internal Balcony
- Kitchen
- DDA WC
- Period Features
- Front and Rear Natural Light





# FINANCIALS

FLOOR	GROUND FLOOR
Total Size (sq.ft.)	835
Quoting Rent (p.a.) excl.	£60,000
Service Charge	Not Applicable
Estimated Rates Payable (p.a.)	£16,342
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£76,342</b>

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.

## RENT

Please note rent is inclusive of all utilities, including bills, Wi-Fi, cleaning and other services.

## ACCOMMODATION

Net Internal Area

**Ground Floor** 835 SQFT / 77.5 SQM



## LEASE

A new sublease 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

The property is elected for VAT.

## FLOOR PLANS

Available on request.

### 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. September 2024

## CONTACT US

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