



ROBERT IRVING BURNS



29 WARREN STREET

FITZROVIA, LONDON, W1T 5NE

TO LET

Class E Premises Over Ground &
Lower Ground Floor

Suitable for Office, Medical, Retail etc.

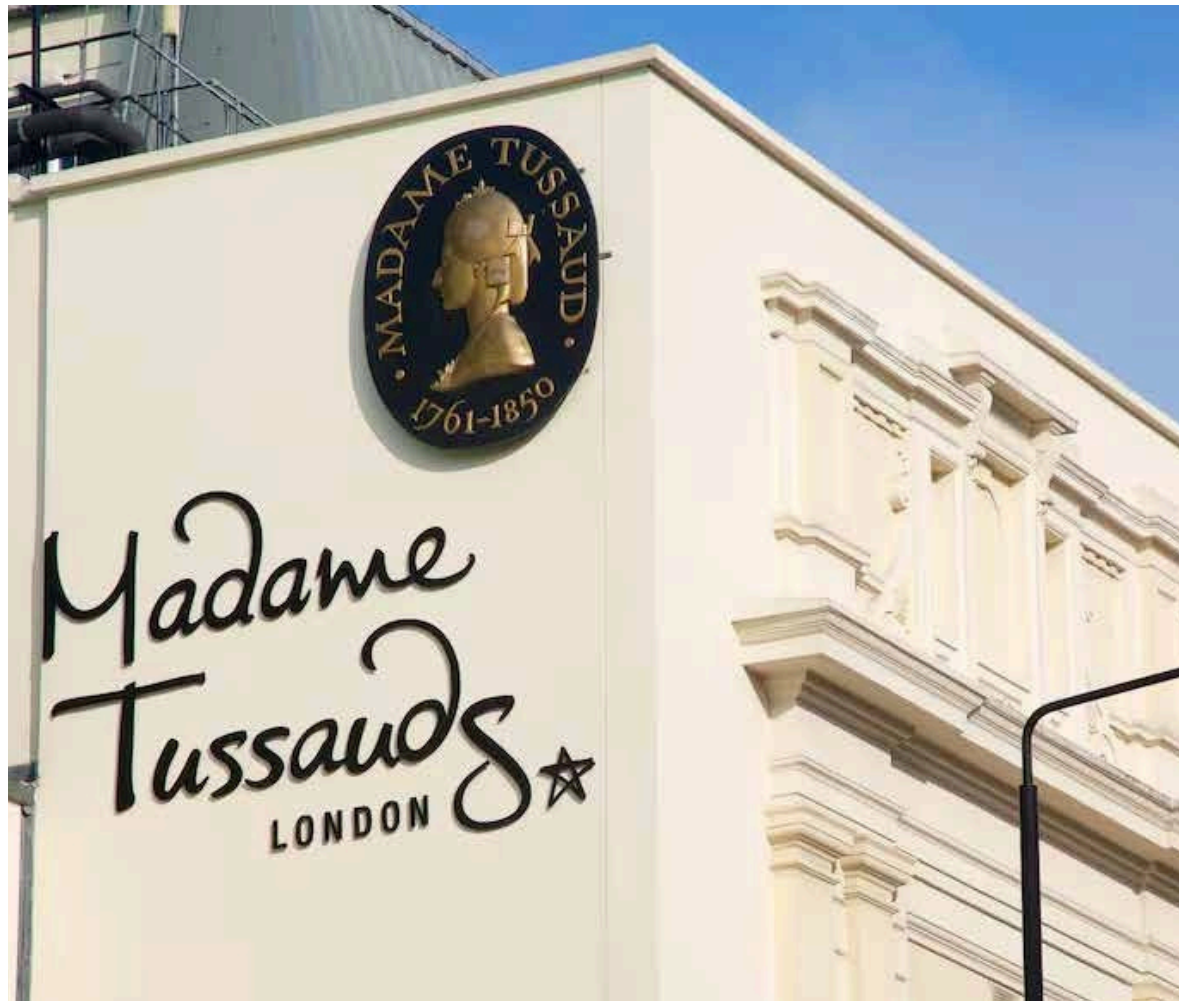
583 SQ.FT.

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

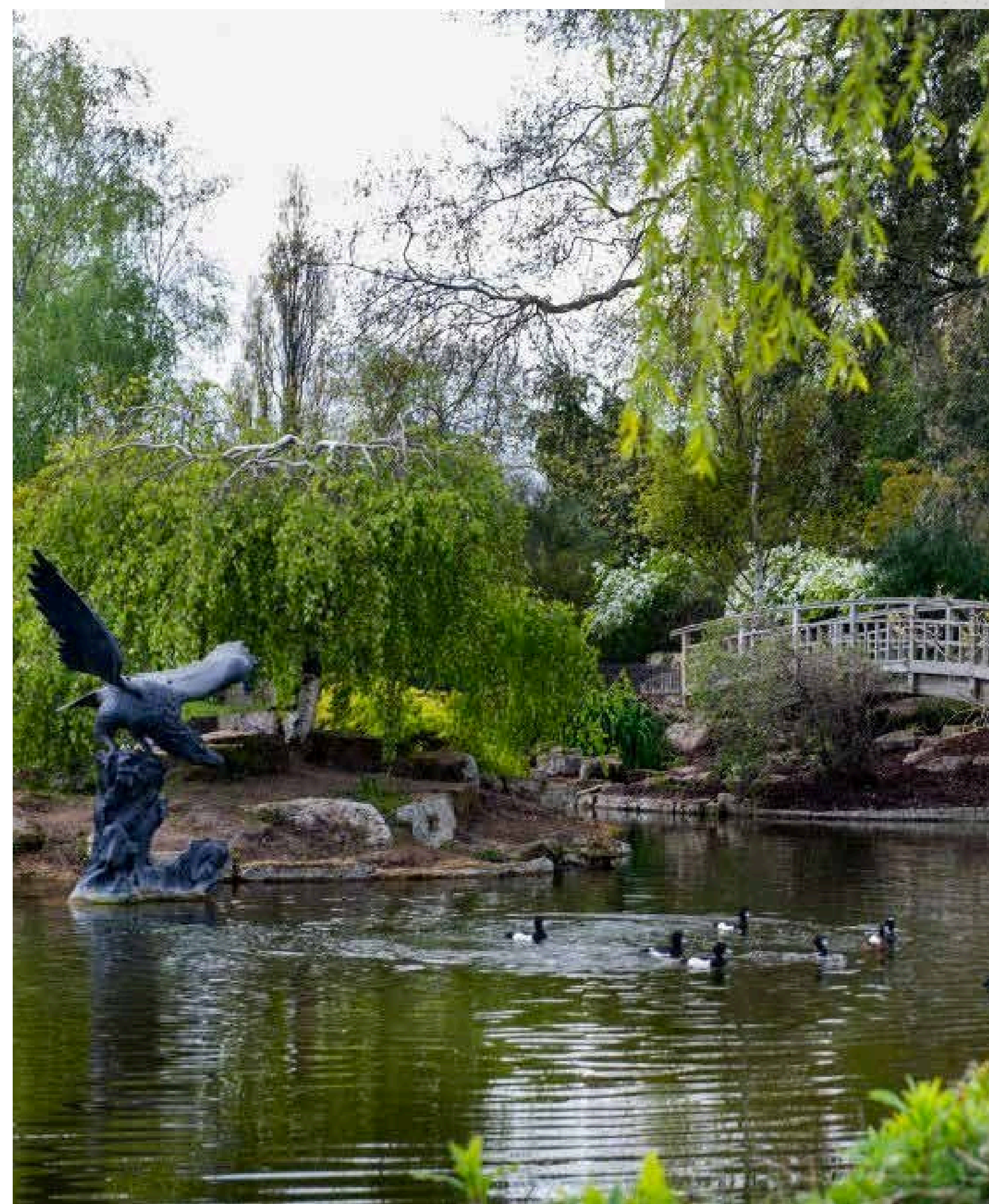
Location



Warren Street



Madam Tussauds



Regent's Park



British Museum

Location

The premises is situated on the pedestrianised and lively Warren Street. The vibrant footfall and local amenities are for any occupier to benefit from. The unit portrays a professional outlook and is very well positioned with excellent transport links, Warren Street Underground Station (Northern Victoria Lines) is just a 3 minute walkaway.

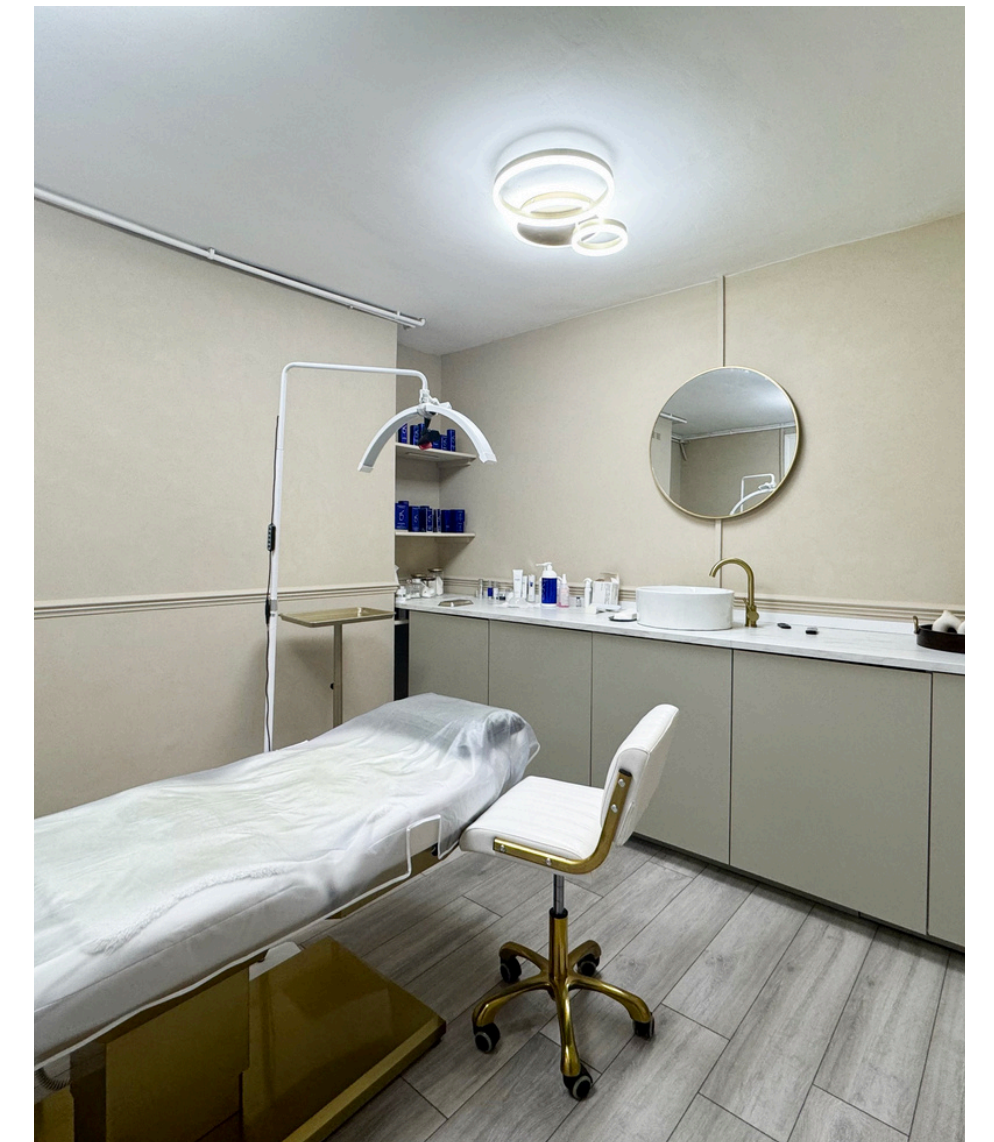
29 WARREN STREET

RIB



Description

This opportunity is arranged over ground and lower ground floor. The premises has recently been refurbished to a high specification to create 4 separate treatment rooms. The demise benefits from internal WC, kitchenette and comfort cooling in lower ground floor.



29 WARREN STREET

RIB

LOWER GROUND FLOOR & GROUND FLOOR

Total Size (sq.ft.)	583
Quoting Rent (p.a.) excl.	£20,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£6,362
Estimated Occupancy Cost excl. (p.a.)	£26,362

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.

- Comfort cooling (lower ground floor)
- Recently refurbished
- Pendant lighting
- Suitable for medical
- Wall mounted radiators
- WC (internally demised)
- Period features
- Kitchenette

LEASE

Option 1:

Assignment of the existing lease dated 21/02/2024 and expiring 21/02/2034.

There is a tenant only break clause in the 5th year (21/02/2029) with rent review also. The current passing rent is £20,000 per annum exclusive.

Option 2:

Simultaneous surrender of the existing lease with new lease granted direct with the landlord for a term to be agreed, outside of the landlord and tenant act 1954.

Premium:

A premium is sought for the benefit of commercial fitout undertaken by present tenant.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.

VIEWINGS

Strictly through Robert Irving Burns.

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. November 2024

The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a serif font. The 'I' is stylized as a vertical bar with three horizontal lines, resembling a building or a set of stairs.

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