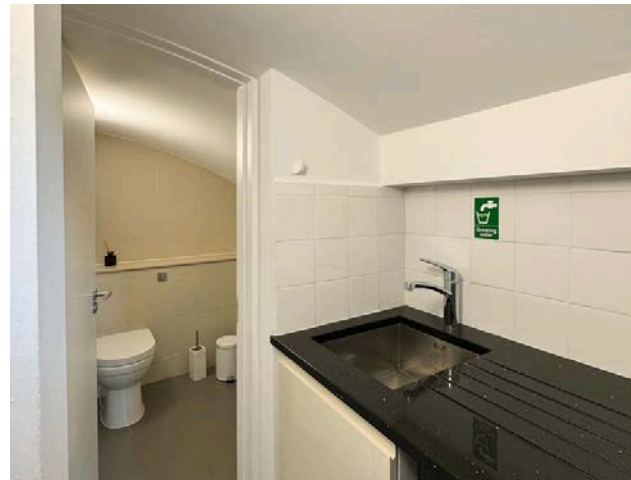


TO LET
SELF-CONTAINED LOWER GROUND FLOOR PREMISES
IN MARYLEBONE

11B IVOR PLACE, LONDON NW1 6HS



467 SQ.FT.

LOCATION ([GOOGLE MAPS LINK](#))

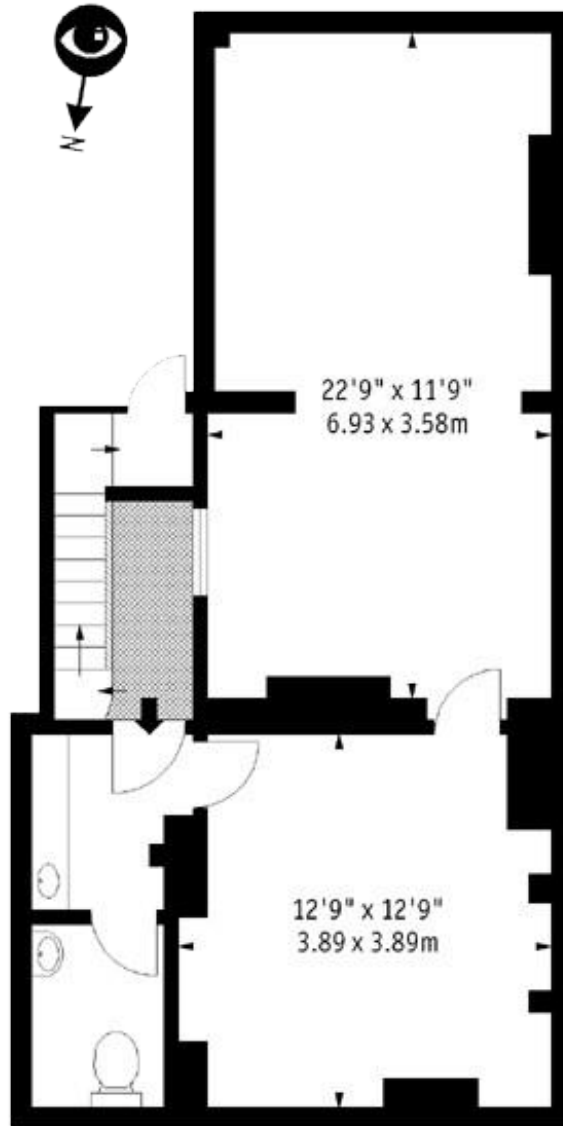
Ivor Place is an excellent location in Marylebone due to its central position. Situated just a short walk from the lively Marylebone High Street, it benefits from a range of upscale shops, cafes, and restaurants while remaining a peaceful residential area. The proximity to Regents Park provides green space for occupiers, making it an ideal choice of location. Additionally, with great transport links, including Marylebone station offering easy access to the rest of London and beyond.

rib.co.uk

19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: info@rib.co.uk

Floor Plan



Lower Ground Floor

Approx Gross Internal Area
496 Sq Ft - 46.08 Sq M

*Plans not to scale

DESCRIPTION

This self-contained Lower Ground Floor unit offers an opportunity for a variety of occupiers looking for a new space in Marylebone near Regents Park. The floor benefits from laminate flooring, a demised WC and kitchenette, natural light, and flexible layout options.

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

Available upon request

VAT

TBC.

EPC

Available on request.

LEGAL COSTS

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

POSSESSION

Upon completion of legal formalities

AMENITIES

- Laminate flooring
- Demised WC
- Kitchenette
- Natural light
- Flexible layout options

VIEWINGS:

Strictly through Robert Irving Burns.

Ben Kushner

Tel: 020 7927 0637

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Thomas D'arcy

Tel: 020 7927 0648

Email: thomas@rib.co.uk

Michael Georgiou

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FLOOR	LGF
Size (sq.ft.)	467
Rent (p.a.)	£20,000
Estimated Rates Payable (p.a.)	£4,242
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p.a.)	£24,242

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.

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.