# 69 LISSON STREET

LONDON NW1 6TL

ROBERT IRVING BURNS

# ABOUT THIS PROPERY

**CREATIVE & ARTISTIC PREMISES**

**SUITABLE FOR GALLERY OR PRIVATE OFFICES (OR WITHIN BUSINESS CLASS E)**

**GROUND AND LOWER GROUND | 2,508 SQ.FT**

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This self contained premises has just been refurbished to a high Gallery/Office standard and is arranged over ground and lower ground floor.

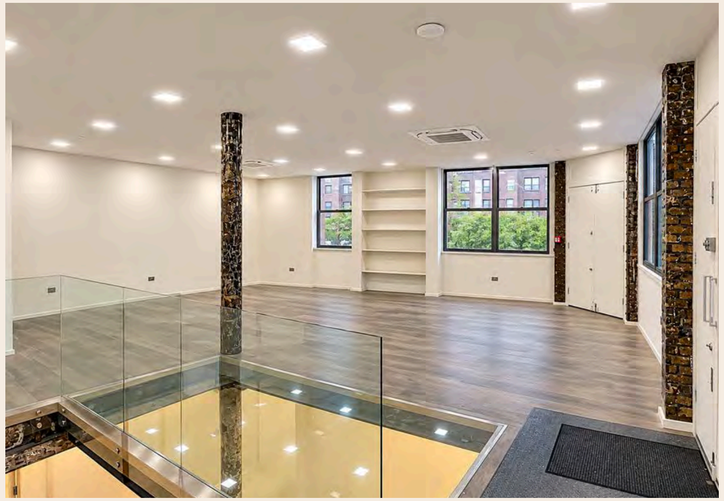
The premises benefits from new AC (Comfort Cooling), timber flooring (ground floor), polished concrete floor (lower ground floor), LED lighting throughout, exposed brick walls (lower ground floor), 3 x WCs and lease Line internet with high speed wireless (100 MB upload & download).

The space is flooded with superb natural light further accentuated by a unique industrial style stairwell and breath taking skylight.



69 LISSON STREET











# LOCATION

This office building is prominently located on Bell Street, close to the junction with Edgware Road in the heart of Marylebone. The surrounding area offers a wide range of restaurants, shops, and everyday amenities.

Excellent transport connections are nearby, with Marylebone and Paddington stations within walking distance. Paddington Station also provides access to the Elizabeth Line, while Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith & City lines) is just a short walk away.




## TIMES TO STATIONS

| | |
|---|---|
| Edgware Road | 7 min |
| Marylebone Station | 6 min |
| Baker Street | 12 min |






# FINANCIALS

| | LOWER GROUND FLOOR | GROUND FLOOR | CELLAR | TOTAL |
|---|---|---|---|---|
| Total Size (sq.ft.) | 1,251 | 984 | 273 | 2,508 |
| Quoting Rent (p.a.) excl. | | | | £112,860 |
| Service Charge | | | | TBC |
| Estimated Rates Payable (p.a.) | | | | £19,224 |
| **Estimated Occupancy Cost excl. (p.a.)** | | | | **£132,084** |

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.

# AMENITIES

- Superb Natural Light
- Timber Flooring (Ground Floor)
- Polished Concrete Floor (Lower Ground Floor)
- LED Lighting Throughout
- Exposed Brick Walls (Lower Ground Floor)
- 3 x WCs
- Lease Line Internet with High Speed Wireless (100 MB Upload & Download)
- Capped Off Services for Kitchenette (Lower Ground Floor)
- Superior Vault Space
- CCTV System (7 cameras: 4 external and 3 internal)

# LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord 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

TBC

# FLOOR PLANS

Available upon request.

# VAT

The property is elected for VAT.

**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.

**WWW.RIB.CO.UK**

# CONTACT US

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