



# 10-12

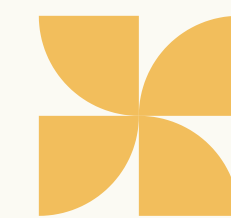
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## BLANDFORD STREET

London W1

RIB

ROBERT IRVING BURNS



## TO LET

IMPRESSIVE THIRD FLOOR OFFICE  
SITUATED IN THE HEART OF MARYLEBONE

THE PREMISES ARE AVAILABLE FULLY FURNISHED WITH THE FURNITURE SHOWN IN THE  
PHOTOGRAPHS, SUBJECT TO SEPARATE NEGOTIATION.

**THIRD FLOOR**  
**985 SQ.FT.**





GROUND FLOOR RECEPTION

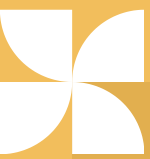
# DESCRIPTION

This impressive third-floor office, situated in the heart of Marylebone, benefits from excellent natural light to both the front and rear elevations, creating a bright and productive working environment. The accommodation is served by an integrated comfort cooling system, with the associated running costs included within the service charge.

The office is presented in a fitted condition and features a contemporary kitchen with breakout space, together with open-plan accommodation currently configured for up to eight desks, with capacity to accommodate approximately twelve workstations if required. A private meeting room comfortably seats up to eight people, making the suite ideal for collaborative businesses seeking high-quality, plug-and-play office space.

The premises are available fully furnished with the furniture shown in the photographs, subject to separate negotiation.





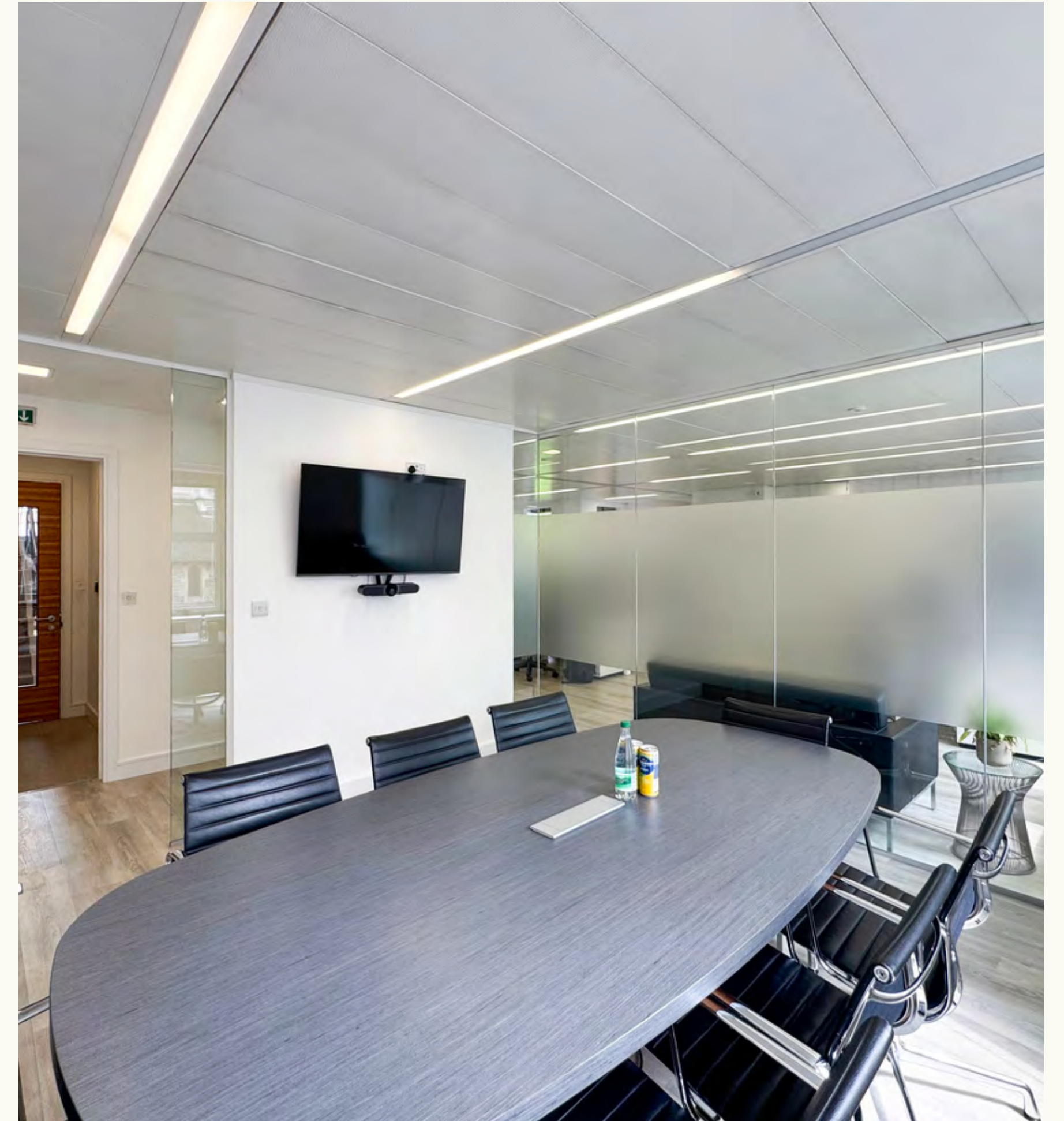
SPECIFICATION

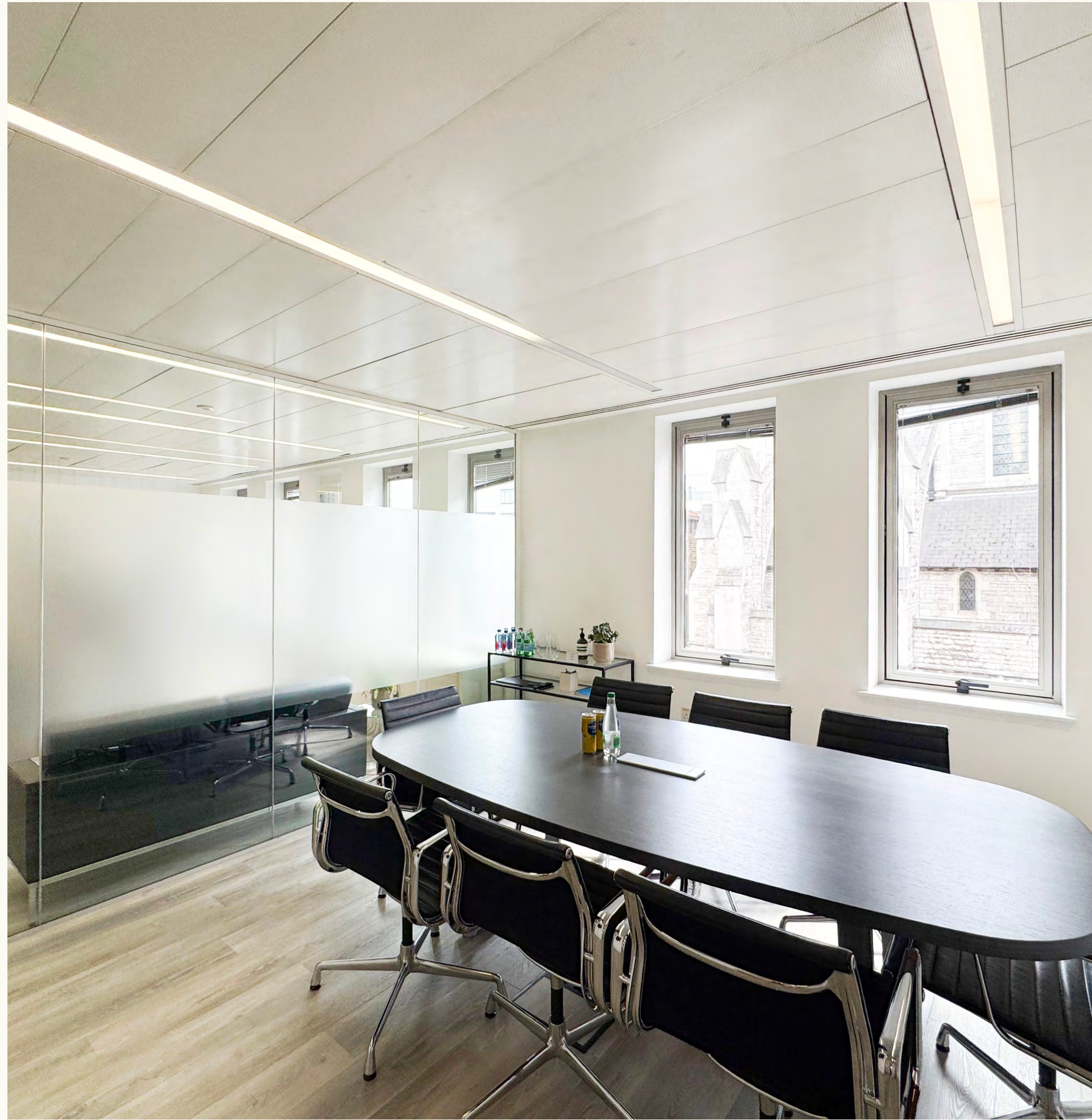
- EXCELLENT NATURAL LIGHT
  - COMFORT COOLING SYSTEM
  - FITTED OFFICE
  - CONTEMPORARY KITCHEN
  - BREAKOUT SPACE
- OPEN-PLAN WORKSPACE
  - 8-12 WORKSTATION CAPACITY
  - PRIVATE MEETING ROOM (UP TO 8 PEOPLE)
  - TELECOMMUNICATIONS SERVICE: BT
  - OPENREACH FIBRE NETWORK
  - PLUG-AND-PLAY OFFICE SPACE

FINANCIALS

|                                 |          |
|---------------------------------|----------|
| SIZE (SQ.FT.)                   | 985      |
| QUOTING RENT (P.A.)             | £96,000  |
| ESTIMATED RATES PAYABLE (P.A.)  | £35,280  |
| SERVICE CHARGE                  | £27,000  |
| ESTIMATED OCCUPANCY COST (P.A.) | £158,280 |









## LOCATION

Positioned on the eastern side of Blandford Street in the heart of Marylebone, this office enjoys an exceptional West End location moments from Marylebone High Street, renowned for its boutique retailers, cafés, restaurants and lifestyle amenities. Oxford Street, Selfridges and Portman Square are all within a short walk, while the open spaces of Regent's Park are also nearby.

The property benefits from excellent transport connections, with Bond Street (Elizabeth, Central & Jubilee lines), Baker Street (Bakerloo, Circle, Hammersmith & City, Jubilee, Metropolitan & District lines), Marble Arch (Central line) and Regent's Park (Bakerloo line) Underground stations all within easy walking distance. London Marylebone National Rail station is also close by, providing direct services to destinations including High Wycombe, Oxford, Birmingham and Aylesbury, while the Elizabeth line at Bond Street offers fast access to Paddington (3 mins), Liverpool Street (7 mins), Canary Wharf (13 mins) and Heathrow Airport (from approximately 30 mins).



