

107 BELL STREET  
LONDON NW1 6TL

RIB

ROBERT IRVING BURNS



# ABOUT THIS PROPERTY

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**SELF CONTAINED PREMISES SUITABLE FOR A NUMBER OF CLASS E USES**

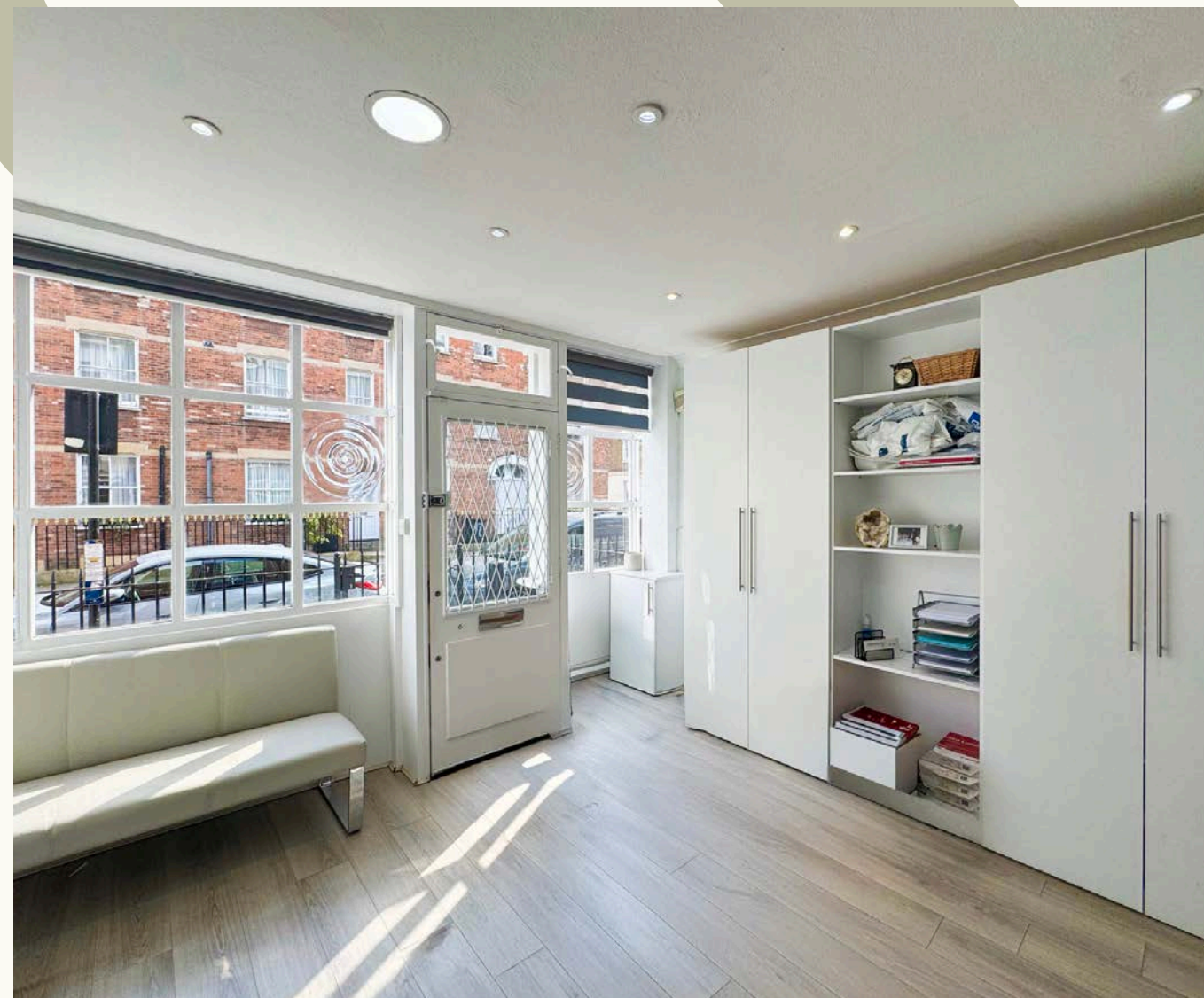
**(OFFICE, MEDICAL, RETAIL ETC)**

**1,025 SQ.FT**

The opportunity comprises a self-contained property arranged over lower ground to second floor, including a rear office extension.

The premises most recently operated as the headquarters for a firm of accountants and is currently configured to provide a series of cellular offices throughout. A number of rooms benefit from comfort cooling (not tested).

The lower ground floor provides ancillary accommodation, including a staff kitchen and storage space.





# 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 4 min

⇒ ⊖ Marylebone Station 3 min

⊖ Baker Street 11 min



# FLOOR SPLIT & FINANCIALS

	Size (sq.ft.)	SIZE	1,025
<b>LGF</b>	220		
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<b>GF</b>	258	Quoting Rent (p.a.) excl.	46,000
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<b>1ST &amp; MEZZANINE FLOOR</b>	386	Estimated Rates Payable (p.a.)	£8,748
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<b>2<sup>ND</sup> FLOOR</b>	161	Service Charge	none
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<b>WHOLE BUILDING</b>	1,026	Estimated Occupancy Cost excl. (p.a.)	<b>£54,748</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.

# 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

TBC

# VAT

The property is not elected for VAT.

# CONTACT US

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Henry Bacon

020 7927 0646

Henry@rib.co.uk

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.

April 2026

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)

# RIB

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