



ROBERT IRVING BURNS

9 HATTON STREET

TO LET

FULLY FITTED & FURNISHED FIRST FLOOR IN MARYLEBONE

SUITABLE FOR CLASS E

(OFFICE, MEDICAL, CLINIC)

2,553 SQ. FT.



RIB

ROBERT IRVING BURNS

TRAVEL TIMES

Edgware Rd	Marylebone	Warwick Ave	King's Cross St Pancras	Victoria	Oxford Circus
09	11	15	18	19	12
Waterloo	Paddington	Liverpool Street	London City Airport	Heathrow Terminals 2/3	Gatwick
21	8	26	48	36	56

- Underground Services
- Elizabeth Line
- Docklands Light Railway
- London Overground
- Network Rail
- Eurostar
- Hammersmith & City
- Line Circle Line
- Metropolitan Line
- District Line
- Central Line
- Northern Line
- Waterloo & City
- Line Jubilee Line
- Piccadilly Line
- Victoria Line
- Bakerloo
- Chiltern Railways

The building is situated on Hatton Street between Frampton Street and Boscobel Street close to Church Street market being less than 5 minutes walk to Edgware Road Underground Station (Bakerloo, Hammersmith & city, Circle and District Lines). Maida Vale & Little Venice are close by, including the famous Clifton Nurseries.



Located in a historic former Spitfire factory, the 1st floor offers a unique blend of industrial character and modern office functionality. Spread across the main 1st floor and a mezzanine level, the space boasts high ceilings of up to 3.67m and benefits from excellent natural light from large front and rear windows.

Fully furnished and featuring a raised floor, three AC units, demised WCs, and a passenger lift, this creative workspace is designed for comfort and efficiency. Its industrial aesthetic and contemporary office amenities make it an inspiring environment for businesses seeking a distinctive and dynamic setting.



RECEPTION AREA

RAISED FLOOR
 3 AC UNITS (NOT TESTED)
 DEMISED WCS
 PASSENGER LIFT
 NATURAL LIGHT FROM LARGE WINDOWS
 INDUSTRIAL FEEL
 OVER 3M CEILING HEIGHTS THROUGHOUT - HIGHS OF 3.67M
 FULLY FURNISHED
 VIRGIN FIBRE OPTIC



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PROPERTY	PART 1ST FLOOR
TOTAL SIZE (SQ.FT.)	2,553
QUOTING RENT (P.A.) EXCL.	£108,503
SERVICE CHARGE	£8,112
ESTIMATED RATES PAYABLE (P.A.)	£46,065
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£162,680

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 & insuring lease outside of the landlord and tenant act 1954, 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

Available on request.

FLOOR PLANS

Available on request.

CONTACTS

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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.

September 2025