

107 BELL STREET
LONDON NW1 6TL

RIB

ROBERT IRVING BURNS



ABOUT THIS PROPERTY

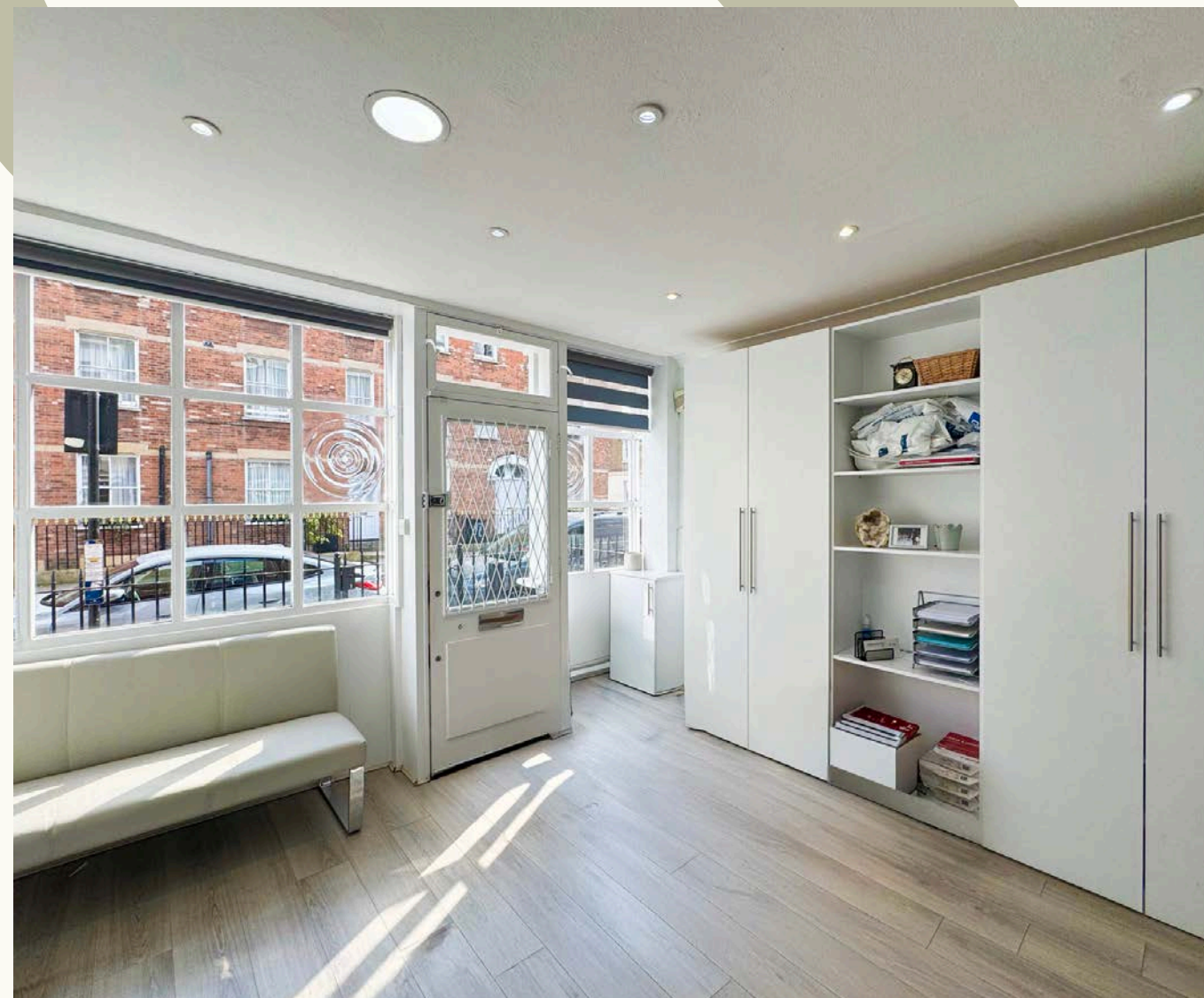
HIGH QUALITY FITTED OFFICES ON FITZROY SQUARE

1,026 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	
LGF	220		1,026
<hr/>		Quoting Rent (p.a.) excl.	46,000
GF	258	<hr/>	
<hr/>		Estimated Rates Payable (p.a.)	40,000
1ST & MEZZANINE FLOOR	386	<hr/>	
<hr/>		Service Charge	TBC
2ND FLOOR	161	<hr/>	
<hr/>		Estimated Occupancy Cost excl. (p.a.)	TBC
WHOLE BUILDING	1,026		

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(s) 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

TBC

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

RIB

ROBERT IRVING BURNS

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.

March 2026

WWW.RIB.CO.UK