



17 MANCHESTER STREET

LONDON W1U 4DJ

SELF-CONTAINED OFFICE PREMISES WITH
GARDEN SPACE IN PRIME MARYLEBONE
OF INTEREST TO OWNER OCCUPIERS

FOR SALE
3,118 SQ FT

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY



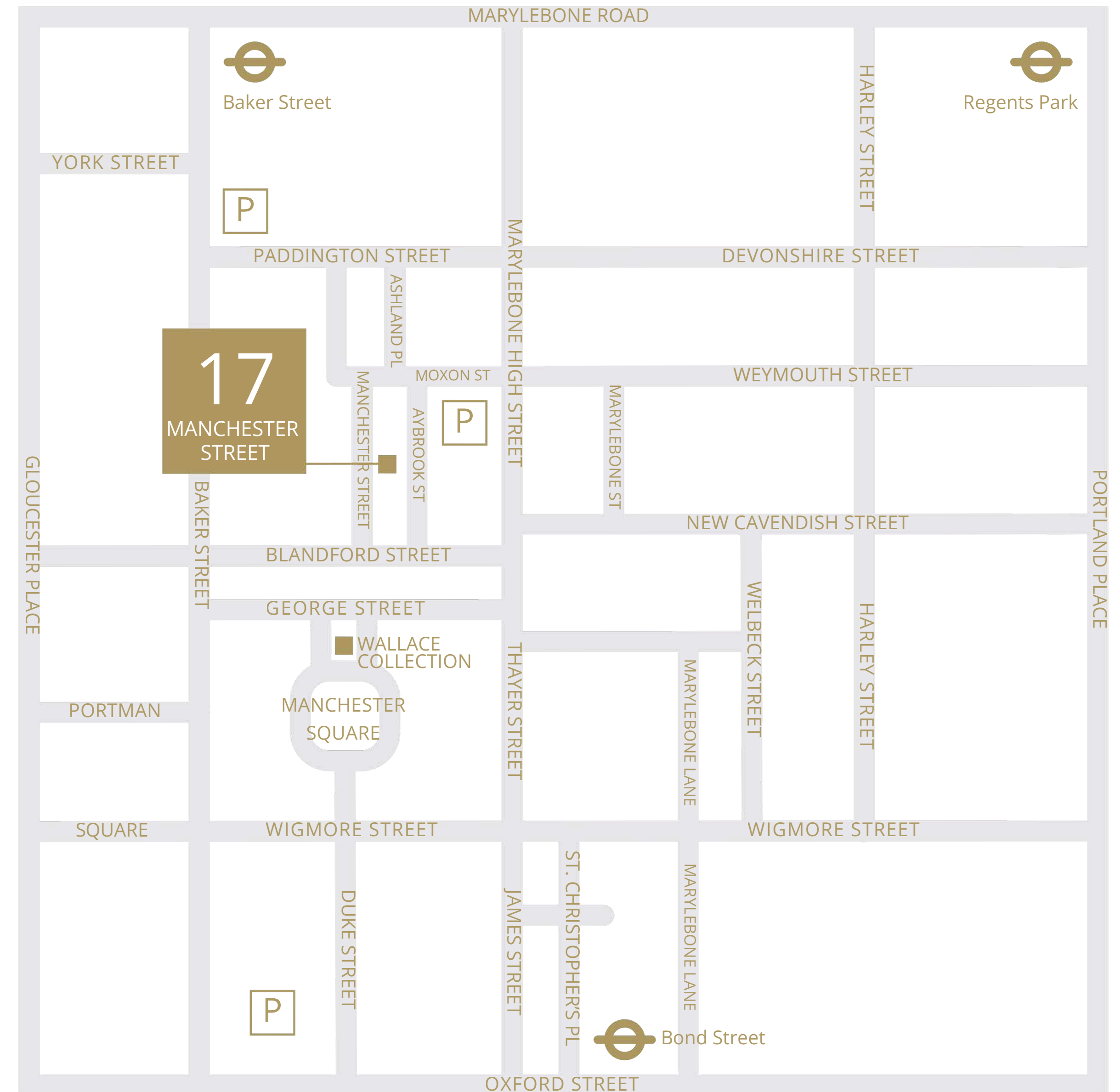
- 17 Manchester Street comprises a self-contained office with its own front door arranged over the ground and lower ground floors, with a private garden area at the rear.
- The property is held by way of a Long Leasehold interest, with 45 years unexpired and will be sold with vacant possession upon completion.
- The passing rent is £36,500 + VAT which is subject to an upwards only rent review in September 2026 and 5 yearly thereafter based upon 30% of the open market rent.
- Situated between Blandford Street and Dorset Street, the property is moments from the amenities of Marylebone Village, with easy access to Baker Street and Marylebone stations.
- The property benefits from Class E use.
- Offers are in excess of £1,800,000 for the long leasehold interest, subject to contract. This price reflects a low capital value of c. £641 psf.



LOCATION

Manchester Street is one of Marylebone's most elegant and quiet residential/commercial streets, running south of Marylebone Road and just west of Marylebone High Street.

The immediate area offers a high-quality mix of dining, retail and lifestyle amenities, making it a popular district for private offices, professional practices, and boutique headquarters.



CONNECTIVITY

- Baker Street

JUBILEE, BAKERLOO, METROPOLITAN, H&C
- Marylebone

NATIONAL RAIL & BAKERLOO
- Bond Street

(ELIZABETH LINE)
CENTRAL, JUBILEE, ELIZABETH

6 mins

7 mins

12 mins

-  CIRCLE

 DISTRICT

 BAKERLOO

 HAMMERSMITH AND CITY

 VICTORIA

 PICCADILLY

 NORTHERN
-  METROPOLITAN

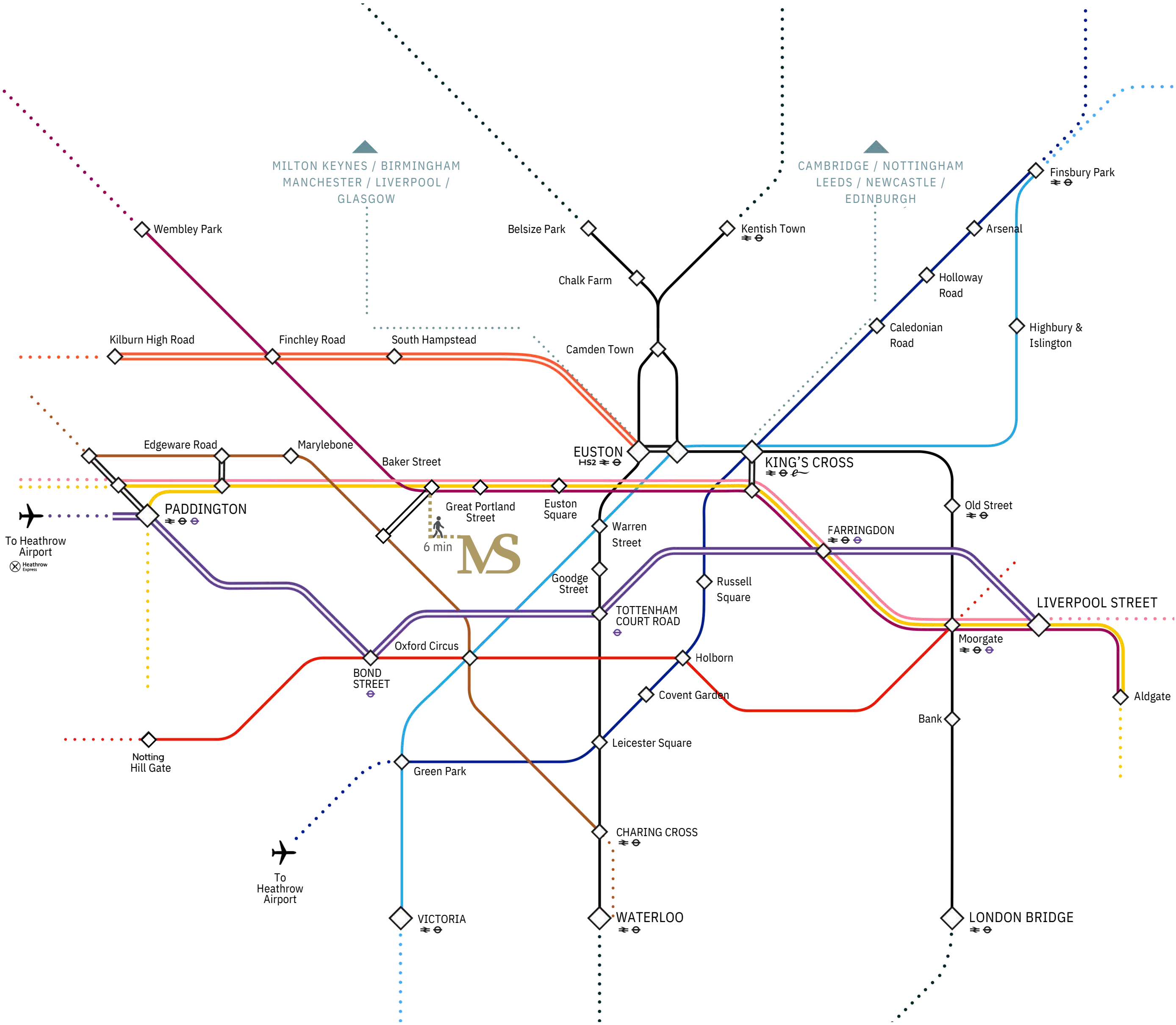
 JUBILEE

 CENTRAL

 ELIZABETH

 NATIONAL RAIL

 EUROSTAR



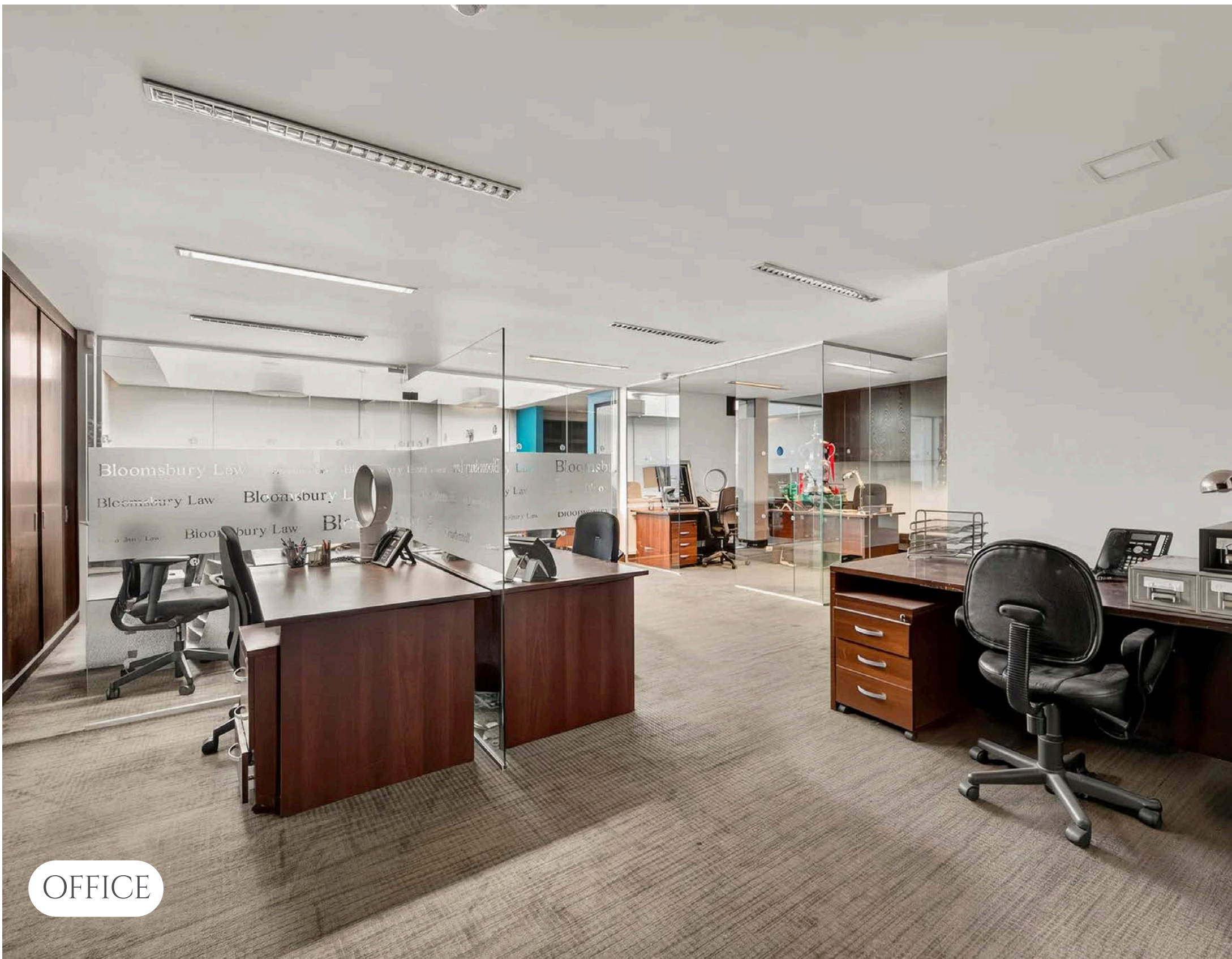
DESCRIPTION

The accommodation is arranged over the ground and lower ground floors with its own front door, connected via an internal staircase. The space comprises a mix of open plan as well as private offices and boardroom facilities.

A standout feature of the accommodation is the private rear garden area, accessed directly from the ground floor. Private outdoor space of this nature is exceptionally rare and provides a highly attractive environment for informal meetings, staff break-out use or wellness-focused working.

The passing rent is £36,500 + VAT which is subject to an upwards only rent review in September 2026 and 5 yearly thereafter based upon 30% of the open market rent.





ACCOMMODATION SCHEDULE

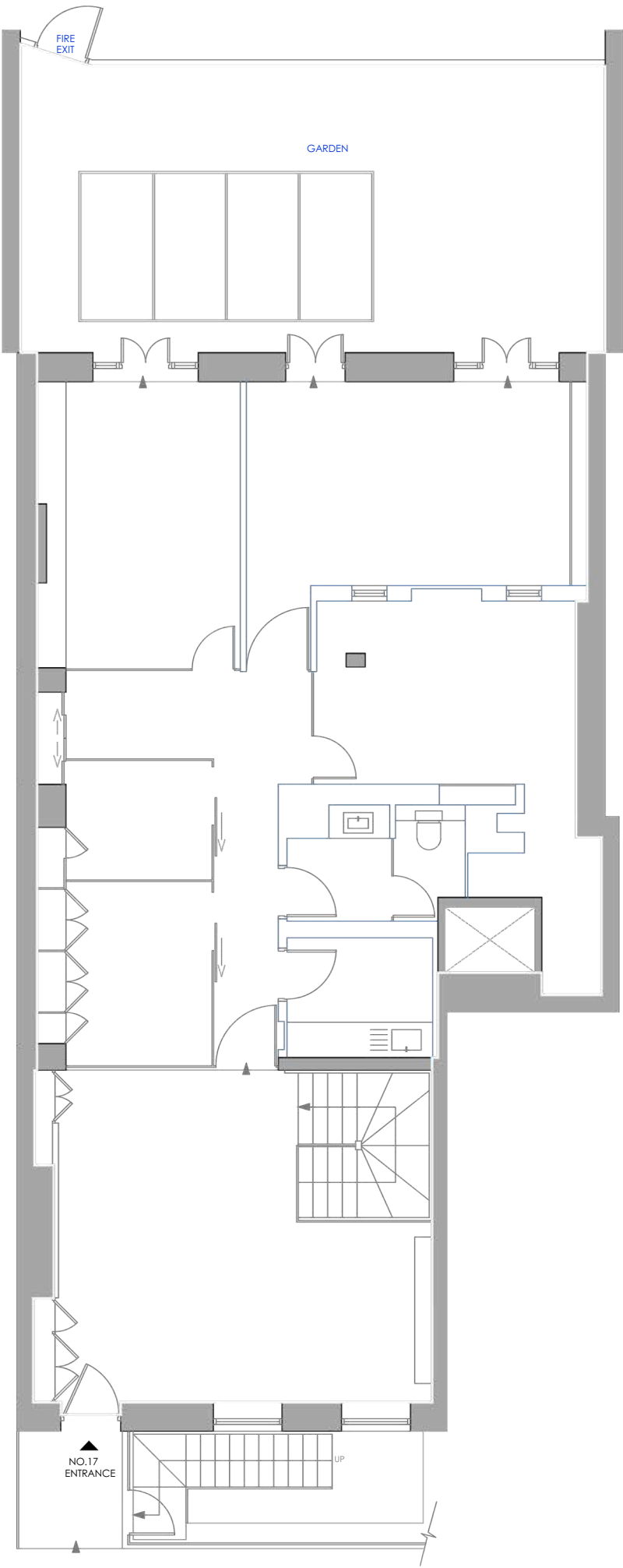
FLOOR	DESCRIPTION	SQ FT	SQ M
Ground Floor	Office / Meeting Rooms	1,292	120.0
Lower Ground	Open Plan Office / Ancillary	1,694	157.4
Storage	Under Stair / Plant	132	12.3
Total (NIA)		3,118	289.7
Terrace (approx.)	Private Rear Terrace	468	43.5
Total inc terrace		3,586	333.2

Floor areas have been provided by the vendor, all interested parties should verify this as part of their own due diligence

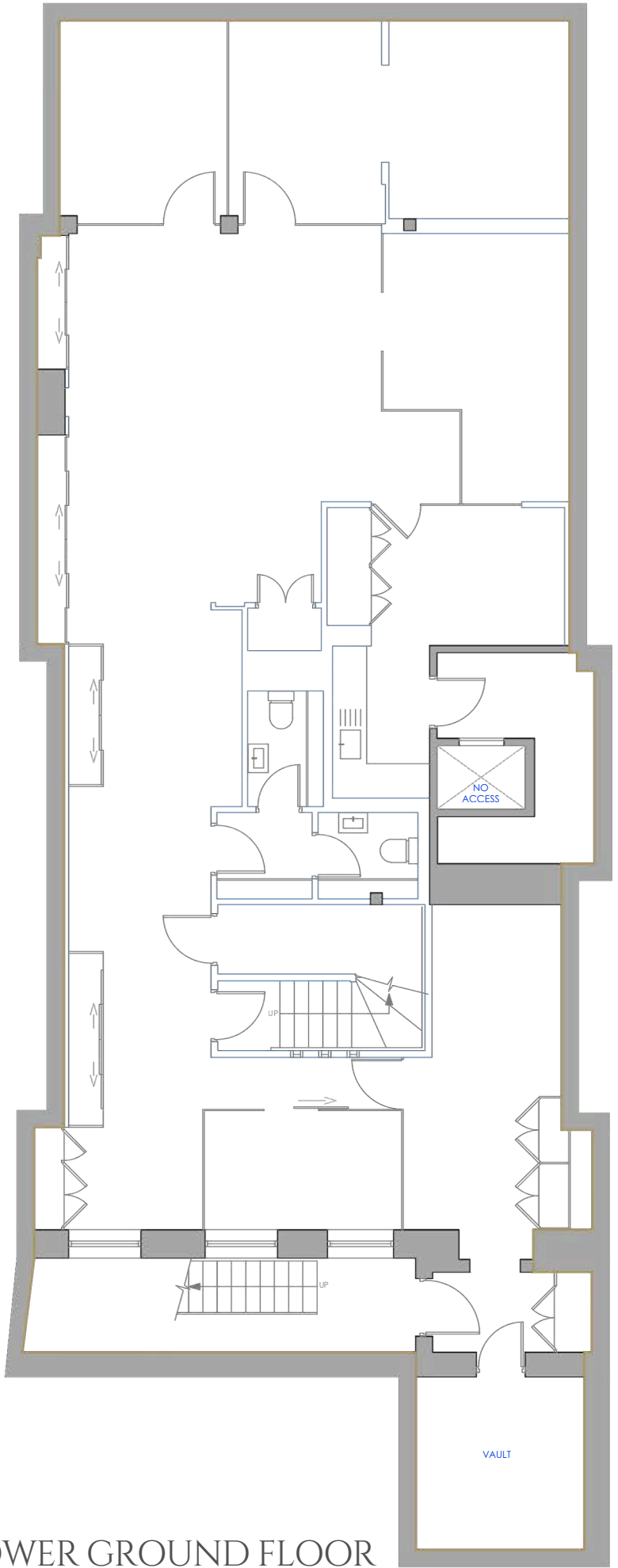
FLOOR PLANS

Plans are for indicative purposes only. Not to scale.

GROUND FLOOR



LOWER GROUND FLOOR



TENURE

Long Leasehold interest with 45 years unexpired.
Title number WN34912

PROPOSAL

Offers are invited in excess of £1,800,000 for the long leasehold interest, subject to contract.

VAT

Available Upon Request

EPC

C (Ground Floor) & B (Lower Ground Floor)

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

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.

FOR FURTHER INFORMATION CONTACT:



Damien Field
07956 125 543
Damien@rib.co.uk



Michael Georgiou
07879 896 480
Michael.g@rib.co.uk



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