

RIB

ROBERT IRVING BURNS

1 Mandeville Place

LONDON, W1

1st Floor Class E Space (Office, Medical, Retail etc)

DESCRIPTION

The first floor is accessed via an internal stairwell and was most recently occupied by a long-established professional tailor. The accommodation offers an excellent opportunity for a wide range of occupiers within Class E use, including retail, showroom, medical, wellness, office or studio occupiers.

Occupying a prominent corner position, the premises benefit from excellent levels of natural light throughout, creating a bright and welcoming working environment. The space is fitted with comfort cooling (not tested) and includes a recently refurbished demised WC finished to a high standard. The flexible layout provides an occupier with the opportunity to trade immediately or adapt the accommodation to suit their individual requirements.

Please note that there are remedial works currently being undertaken outside the building. Scaffolding is in place and due to come down September/October 2026.

Finances

TOTAL SIZE (SQ.FT.)	525
QUOTING RENT (P.A.)	£40,000
ESTIMATED RATES PAYABLE (P.A.)	£16,740
SERVICE CHARGE	£7,000
ESTIMATED OCCUPANCY COST (P.A.)	£70,740



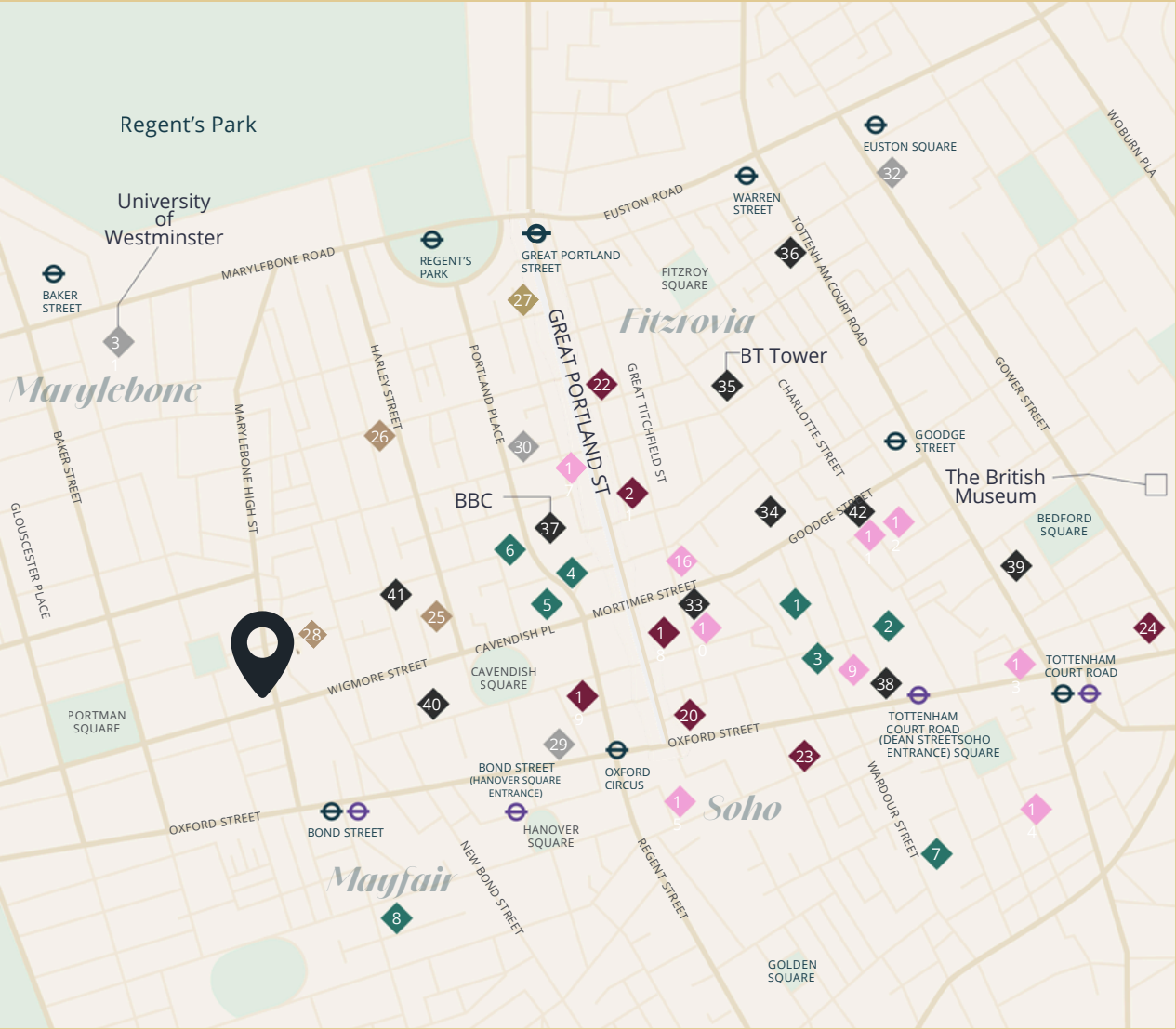




Location

The property is situated in a prime central London location in the heart of Marylebone close to Bond Street, Oxford Circus and Marble Arch stations. As a commercial property in one of the capital's most chic and desirable neighbourhoods, it is ideally located and benefits from a large array of high end shops, offices, residential accommodation and leisure attractions.

Within walking distance of Oxford Street, the Wallace Collection, world renowned stores such as Selfridges and John Lewis, the 4-star Mandeville Hotel , 5-star BoTree Hotel and restaurants including the Ivy, Le Relais de Venise, Lina Stores, Carlotta and Carbone.



HOTELS

RESTAURANTS

PUBS & BARS

OFFICE OCCUPIERS

EDUCATIONAL

MEDICAL

- | | | | | | |
|-----------------------|--------------------|-------------------------|-------------------|----------------------------------|-----------------------------|
| 01 Sanderson London | 09 Berners Tavern | 18 The Social | 33 Lionsgate | 29 UAL London College of Fashion | 25 Isokinetic London |
| 02 The Mandrake Hotel | 10 ROVI | 19 The Finery | 34 Estee lauder | 30 EIFA International | 26 The Harley Street Clinic |
| 03 The London Edition | 11 ROKA | 20 London Cocktail Club | 35 BT Tower | 31 University of Westminster | 27 The Portland Hospital |
| 04 Treehouse Hotel | 12 Pied a Terre | 21 The Crown & Sceptre | 36 Arup | 32 UCL | 28 Schoen Clinic |
| 05 The Langham | 13 Hakkasan | 22 The Lucky Pig | 37 BBC | | |
| 06 Chandos House | 14 10 Greek Street | 23 BrewDog Soho | 38 Facebook | | |
| 07 The Soho Hotel | 15 The Carnaby | 24 The Bloomsbury Club | 39 Skyscanner | | |
| 08 The Newman | 16 Meraki | | 40 Coca Cola | | |
| | 17 Portland | | 41 Taylor Bennett | | |
| | | | 42 Knotel | | |

FURTHER INFORMATION

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.

Available Mid August 2026

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

TBC

VAT

TBC

FLOOR PLANS

Scaled floor plans available upon request.

CONTACT US

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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.

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