



ROBERT IRVING BURNS



53 BOLSOVER STREET

LONDON W1W 5NG

TO LET
BRIGHT 1ST FLOOR OFFICE SPACE

SUITABLE FOR CLASS E
OFFICE, RETAIL, LEISURE ETC.

1ST FLOOR | 530 SQ.FT.

Description

This bright 1st floor office comprises of an open plan accommodation, two connecting rooms, floor to ceiling sash windows, kitchenette, WC's, wood flooring, ceiling hung lighting, wall mounted radiators, excellent transport links, video entry phone system and period features.

Specification

- 2x Connecting Rooms
- Period Features
- Video Entry Phone System
- Wall Mounted Radiator
- Wood Flooring
- 2x WC
- Excellent Natural Light
- Floor to Ceiling Sash Windows
- Kitchenette





Location



The Albany

53 BOLSOVER STREET



Honey & Smoke



Ibérica Marylebone

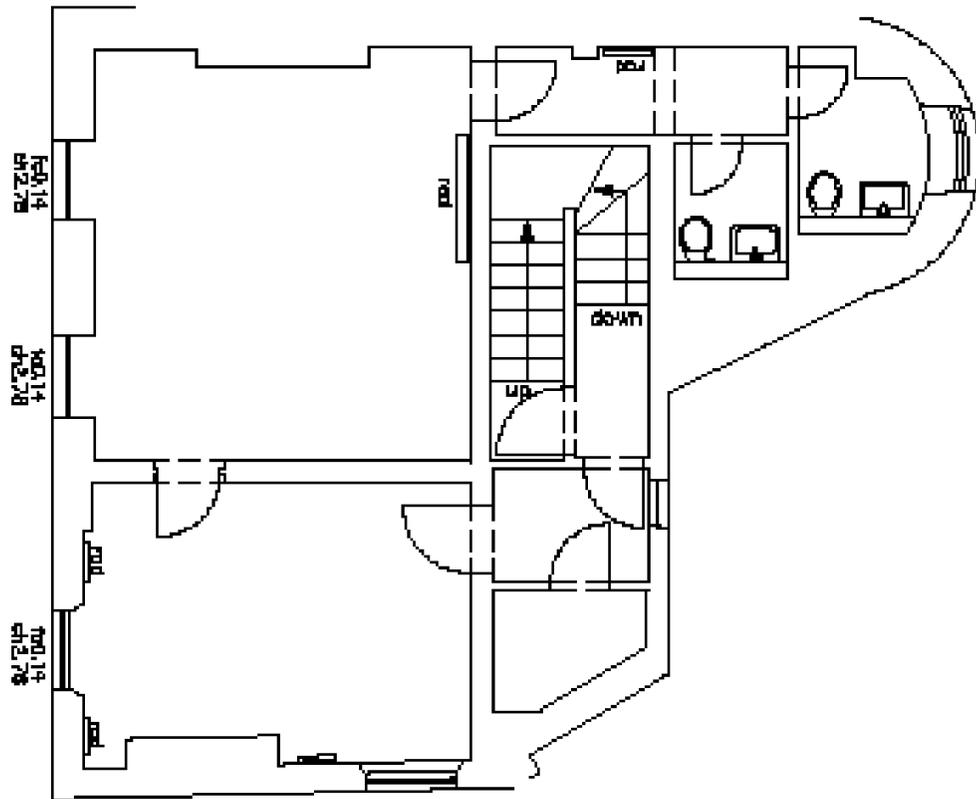
The premises is located at the north end of Bolsover Street which is a short walk from Great Portland Street Station (400 ft).

The property is in close proximity to a number of food establishments such as The Albany, Pizza Express, Honey & Smoke and Iberica Marylebone.

The property is a short walk from Regents Park which is home to London Zoo and Queen Marys Rose Garden.

Not to scale.

Accommodation



Net Internal Area
First Floor 49.2 SQM/ 530 SQFT

Floor	First Floor
Total Size (sq.ft.)	530
Quoting Rent (p.a.) excl.	£35,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£10,368
Estimated Occupancy Cost excl. (p.a.)	£45,368

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

Available on request.

VAT

TBC.

FLOOR PLANS

Scaling floor plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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



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