

8 WIMPOLE STREET

LONDON W1

To Let

Ground floor office available at 8 Wimpole Street in the heart of Marylebone.

GROUND FLOOR
1,160 SQ FT.

RIB

ROBERT IRVING BURNS

8 WIMPOLE STREET



DESCRIPTION

This well-appointed ground floor office extends to approximately 1,160 sq. ft. and is situated in the heart of Marylebone, offering a private and characterful working environment.

The ground floor entrance, which is shared with the residential occupiers above, has recently been refurbished. Upon entering the premises, there is a private office positioned to the right, with the principal office accommodation arranged to the left.

The space benefits from timber flooring, strip lighting, perimeter trunking, two demised WCs and a private kitchenette. To the rear is an impressive Grade II listed room of significant character, as pictured, together with access to a private garden.

The property is ideally positioned within one of Central London’s most established and sought-after neighbourhoods, benefiting from an excellent selection of local amenities together with convenient transport connections nearby.



AMENITIES

- Approx. 1,160 sq. ft.
 - Recently refurbished entrance
 - Private office
 - Private garden
 - Timber flooring
 - Strip lighting
- Perimeter trunking
 - 2 x demised WCs
 - Private kitchenette
 - Impressive Grade II listed rear room
 - Central Marylebone location
 - Excellent local amenities
 - Strong transport connections

FINANCES

TOTAL SIZE (SQ.FT.)	1,160
QUOTING RENT (P.A.)	£87,000
ESTIMATED RATES PAYABLE (P.A.)	£39,840
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£126,840







LOCATION & SITUATION

The property is situated in the heart of Marylebone, on the eastern side of Wimpole Street, close to its junction with Welbeck Way.

The location benefits from excellent transport connectivity, with Bond Street (Central and Jubilee lines), Oxford Circus (Victoria, Bakerloo and Central lines), and Baker Street (Metropolitan, Hammersmith & City, Bakerloo and Jubilee lines) Underground stations all within easy walking distance.

The surrounding area offers an excellent selection of retailers, cafés, restaurants and bars, providing a vibrant amenity base for occupiers and visitors alike.

Oxford Circus

8 min walk   

Bond Street

5 min walk   

Regents Park

14 min walk 

Marble Arch

15 min walk 



HOTELS

- 01 Sanderson London
- 02 The Mandrake Hotel
- 03 The London Edition
- 04 Treehouse Hotel
- 05 The Langham
- 06 Chandos House
- 07 The Soho Hotel
- 08 The Newman

RESTAURANTS

- 09 Berners Tavern
- 10 ROVI
- 11 ROKA
- 12 Pied a Terre
- 13 Hakkasan
- 14 10 Greek Street
- 15 The Carnaby
- 16 Meraki
- 17 Portland

PUBS & BARS

- 18 The Social
- 19 The Finery
- 20 London Cocktail Club
- 21 The Crown & Sceptre
- 22 The Lucky Pig
- 23 BrewDog Soho
- 24 The Bloomsbury Club

OFFICE OCCUPIERS

- 33 Lionsgate
- 34 Estee lauder
- 35 BT Tower
- 36 Arup
- 37 BBC
- 38 Facebook
- 39 Skyscanner
- 40 Coca Cola
- 41 Taylor Bennett
- 42 Knotel

EDUCATIONAL

- 29 UAL London College of Fashion
- 30 EIFA International
- 31 University of Westminster
- 32 UCL

MEDICAL

- 25 Isokinetic London
- 26 The Harley Street Clinic
- 27 The Portland Hospital
- 28 Schoen Clinic

FURTHER INFORMATION

LEASE TERMS

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

TBC

VAT

The building is elected for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

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RIB

ROBERT IRVING BURNS

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anchor
Offices

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.