ROBERT IRVING BURNS

9 HATTON STREET

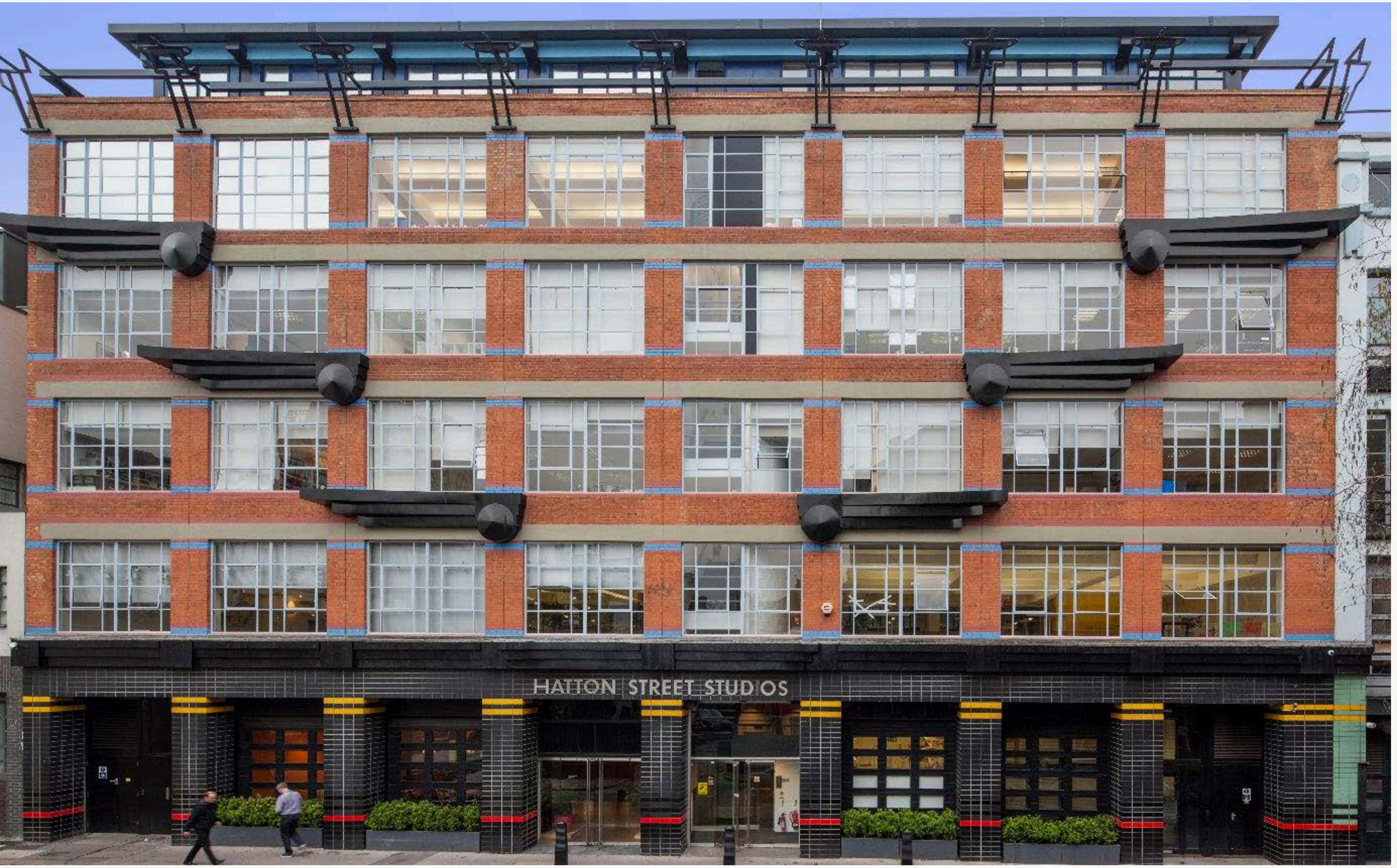
TO LET

FULLY FITTED & FURNISHED FIRST FLOOR IN MARYLEBONE

SUITABLE FOR CLASS E

(OFFICE, MEDICAL, CLINIC)

4,616 SQ. FT.



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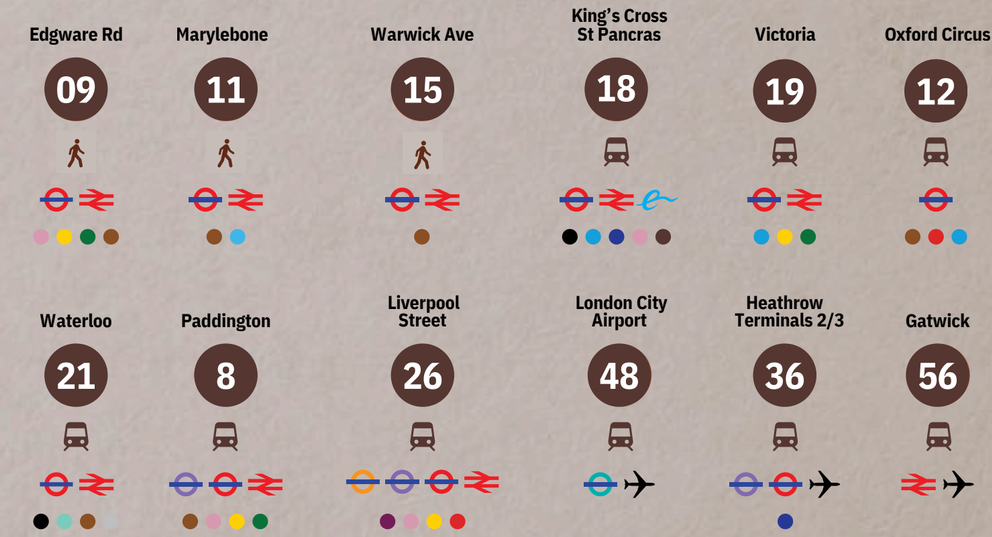
The building is situated on Hatton Street between Frampton Street and Boscobel Street close to Church Street market being less than 5 minutes walk to Edgware Road Underground Station (Bakerloo, Hammersmith & city, Circle and District Lines).
Maida Vale & Little Venice are close by, including the famous Clifton Nurseries.

TRAVEL TIMES



- Underground Services
- Elizabeth Line
- Docklands Light Railway
- London Overground
- Network Rail
- Eurostar
- Hammersmith & City
- Line Circle Line
- Metropolitan Line
- Distrcit Line
- Central Line
- Northern Line
- Waterloo & City
- Line Jubilee Line
- Piccadilly Line
- Victoria Line
- Bakerloo
- Chiltern Railways

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Located within a historic former Spitfire factory, this exceptional first-floor workspace offers a unique blend of industrial heritage and contemporary office accommodation. Arranged across the main first floor and an attractive mezzanine level, the premises benefit from impressive ceiling heights of up to 3.67m, creating a bright, open environment enhanced by excellent natural light from large front and rear-facing windows.

The accommodation has recently undergone a comprehensive refurbishment and now provides high-quality, plug-and-play office space. Features include new LED lighting, perimeter trunking and power, luxury vinyl tile (LVT) flooring, serviced air conditioning units (not tested), a newly installed kitchen, and demised WC facilities.

Accessed via both a passenger lift and an internal staircase, the space combines characterful industrial features with modern occupational requirements. The result is a highly distinctive and efficient working environment ideally suited to creative, technology, media, design, architectural, showroom or professional office occupiers seeking workspace with genuine identity and presence.



RECEPTION AREA

RAISED FLOOR
11 INTEGRATED FLOOR BOXES
3 AC UNITS (NOT TESTED)
DEMISED WCS
PASSENGER LIFT
NATURAL LIGHT FROM LARGE WINDOWS
INDUSTRIAL FEEL
OVER 3M CEILING HEIGHTS THROUGHOUT - (MIN CEILING HEIGHT - 3.13 M; MAX CEILING HEIGHT - 3.52 M)
FULLY FURNISHED
VIRGIN FIBRE OPTIC

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PROPERTY	1ST FLOOR PART
TOTAL SIZE (SQ.FT.)	2,163
QUOTING RENT (P.A.) EXCL.	£78,950
SERVICE CHARGE	£8,112
ESTIMATED RATES PAYABLE (P.A.)	£48,385
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£135,446**

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.

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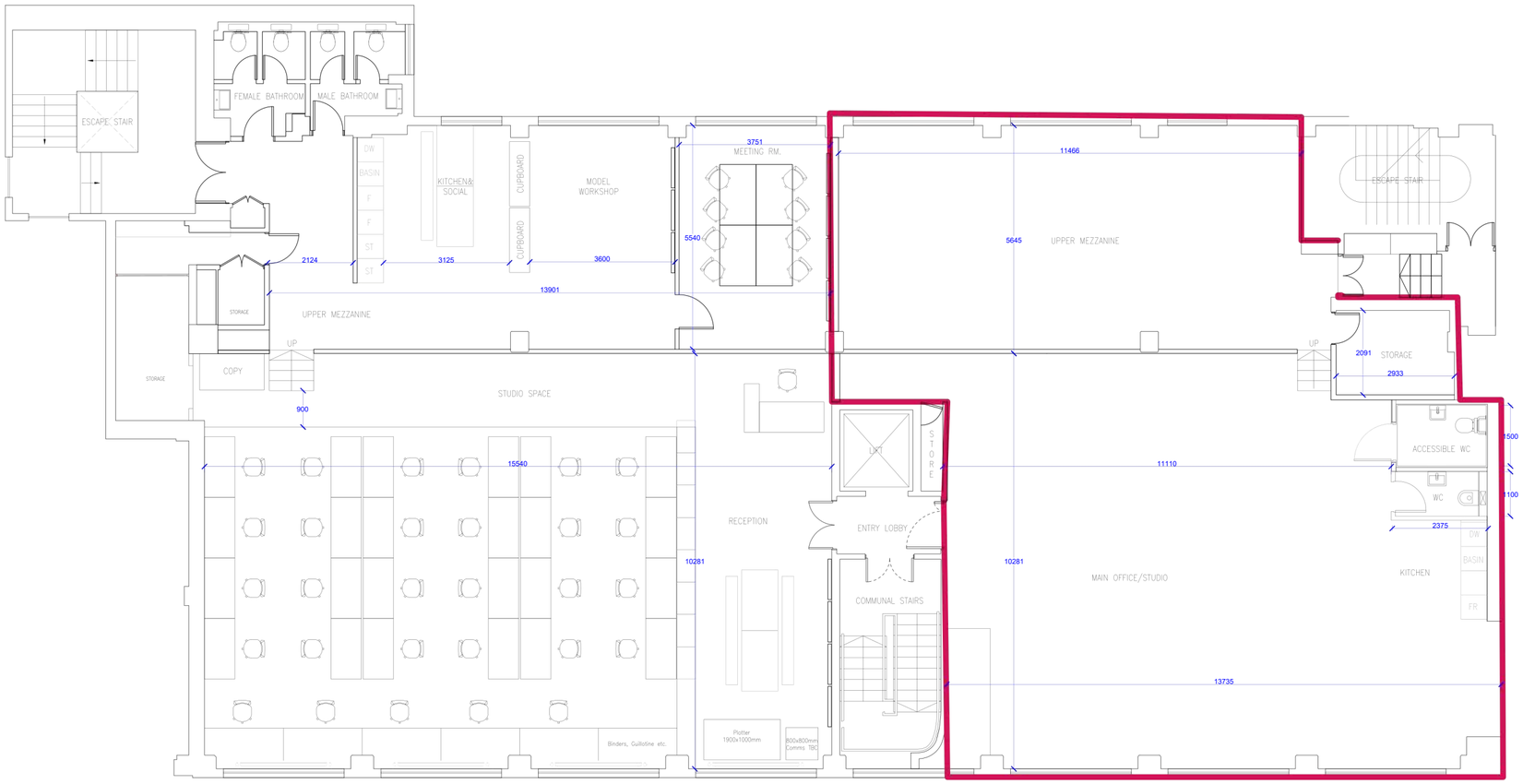

LEASE

A new effective full repairing & insuring lease outside of the landlord and tenant act 1954, 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.

FLOOR PLANS

Available on request.

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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.