E CLASS UNIT - TO LET

# 100 CRAWFORD STREET LONDON W1H 2HW

bf brasier freeth

# CRAWFORD STREET LONDON
W1H 2HW



## LOCATION

The property is situated within the highly affluent catchment area of Marylebone characterised with an eclectic mix of retailers and restaurants. The location is within walking distance of Baker Street, Marylebone High Street, Regent's Park and Hyde Park. Baker Street underground station provides excellent transport links to across London.

## DESCRIPTION

The unit comprises a self-contained ground floor property, currently arranged as an office with an open plan area to the front and rear meeting room together with a small kitchenette and WC facility. The premises is suitable for a variety of uses within Class E.

## ACCOMMODATION

The premises provides the following approximate floor area:

| | *Sq.m* | *Sq.ft* |
|---|---|---|
| *Ground Floor* | 61.50 | 662 |

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## TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed. Subject to vacant possession.

## RENT

£60,000 per annum exclusive, plus VAT (if applicable).

## EPC

Further details available upon request. C 72.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £39,500.

For rates payable please refer to the Local Charging Authority, Westminster City Council – 0208 315 2050.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.


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