



# 1 BELL STREET

LONDON NW1 5BY

**TO LET**

**MODERN OFFICES IN CLOSE PROXIMITY  
TO PADDINGTON AND MARYLEBONE**

SUITABLE FOR CLASS E (OFFICE,  
MEDICAL, LEISURE ETC.)

**NOW FULLY FURNISHED**



VIRTUAL TOUR

**FIRST FLOOR  
1,350 SQ.FT.**

**SIMON GARFIELD**  
COMMERCIAL PROPERTY CONSULTANT

**RIB**  
ROBERT IRVING BURNS



# DESCRIPTION

This available first-floor corner office suite benefits from excellent natural light and has recently undergone a comprehensive refurbishment and full furnishing programme to provide high-quality, ready-to-occupy accommodation.

The premises comprise a private meeting room, two open-plan office areas, a fitted kitchen and comfort cooling (not tested), all presented in excellent condition. Further benefits include carpeted flooring, LED lighting, perimeter trunking throughout and access to a passenger lift, providing a practical and efficient working environment suitable for a variety of occupiers.

The suite extends to approximately 1,350 sq ft (125.40 sq m) and offers attractive, self-contained office accommodation in a highly accessible and sought-after location.

# FINANCIALS

<i><b>Floor</b></i>	<i><b>First Floor</b></i>
<i><b>Size (sq. ft.)</b></i>	<i><b>1,350</b></i>
<i><b>Quoting Rent (p.a.) excl.</b></i>	<i><b>£60,750</b></i>
<i><b>Estimated Rates Payable (p.a.)</b></i>	<i><b>£18,252</b></i>
<i><b>Service Charge (p.a.)</b></i>	<i><b>£11,475</b></i>
<i><b>ESTIMATED OCCUPANCY COST (P. A.)</b></i>	<i><b>£90,477</b></i>

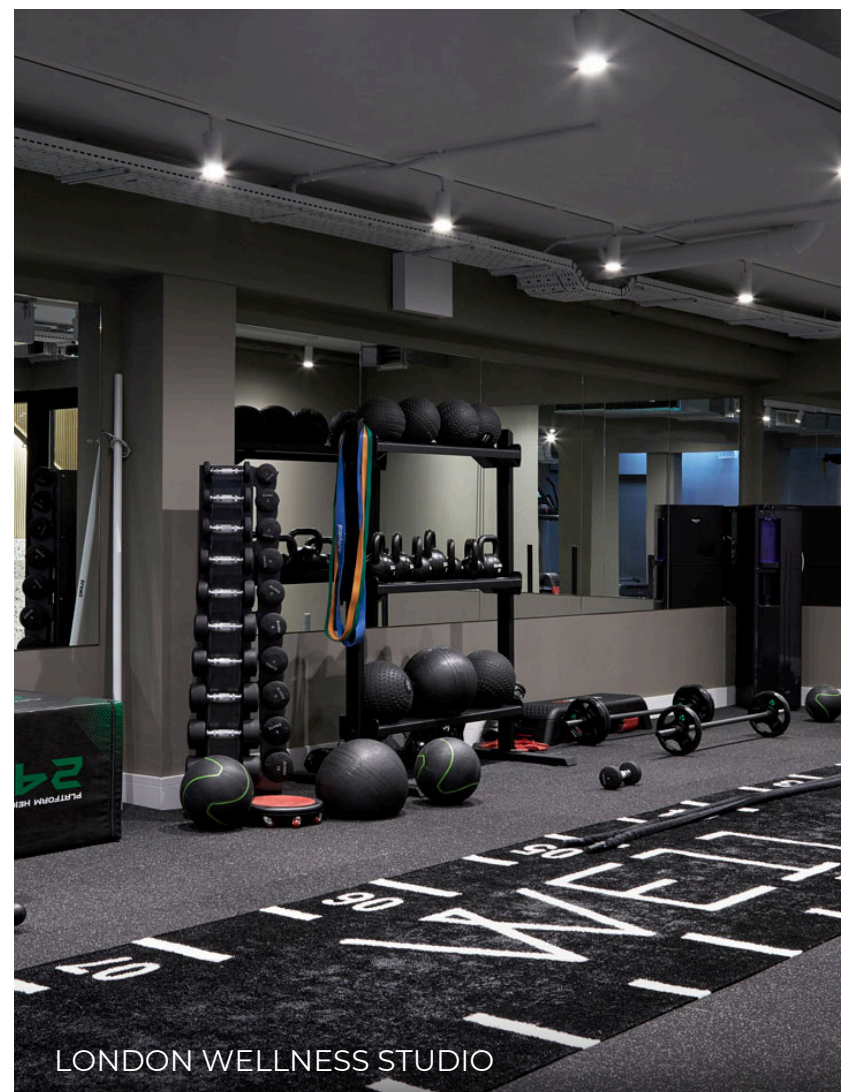
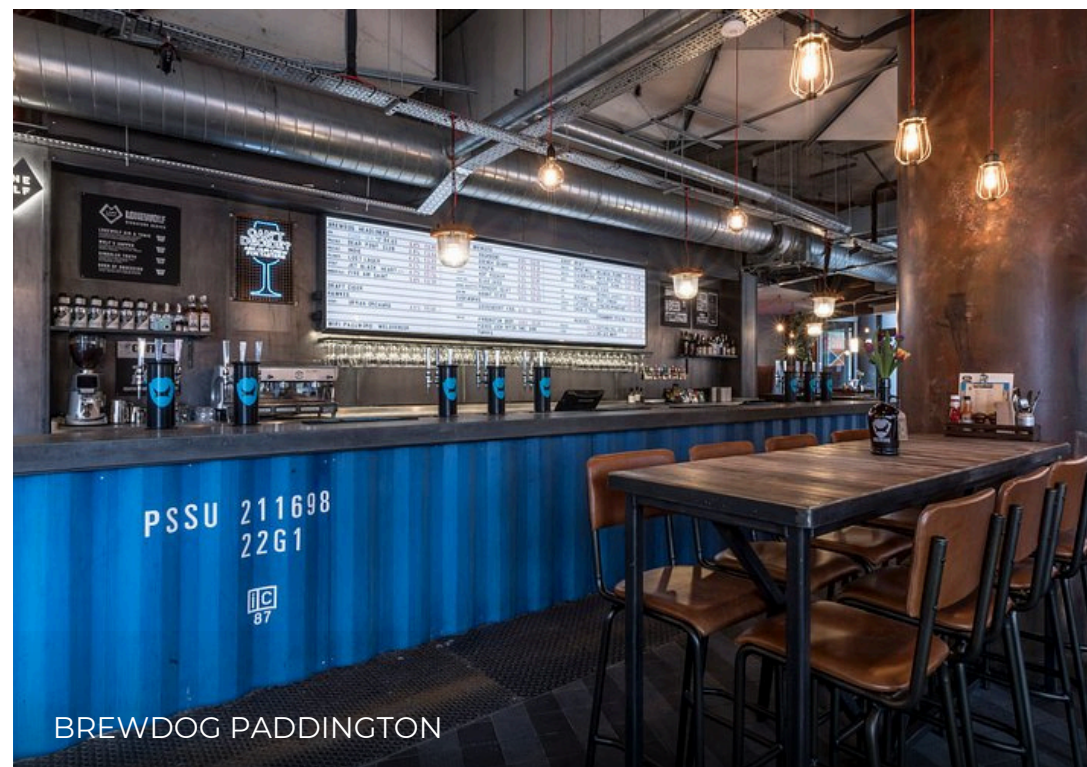
# AMENITIES

- Excellent natural light
- Fully furnished, ready-to-occupy workspace
- Private meeting room
- Two open-plan office areas
- Fitted kitchen
- Comfort cooling (not tested)
- Carpeted flooring
- LED lighting
- Perimeter trunking throughout
- Passenger lift access
- Self-contained office accommodation
- High-quality modern specification
- Flexible layout suitable for various occupiers

# LOCATION

This modern office building occupies a prominent position on the corner with Edgware Road. The area is very well served for restaurant, shopping and transport facilities.

Marylebone and Paddington stations are in walking distance. Paddington Station also offers access to the new Elizabeth Line and Edgware Road Underground stations (Bakerloo, Hammersmith and Circle lines) are almost adjacent.



## 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

49 B

## FLOOR PLANS

Available on request.

## VAT

TBC.

## VIRTUAL TOUR



VIRTUAL TOUR

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. June 2026

## FOR FURTHER INFORMATION CONTACT:

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ROBERT IRVING BURNS

OR THROUGH OUR  
JOINT AGENTS **SIMON GARFIELD:**

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