



# 10 MARKET MEWS

London W1

RIB

ROBERT IRVING BURNS

## FOR THIS PROPERTY

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SELF-CONTAINED GRADE II LISTED  
COMMERCIAL BUILDING IN MAYFAIR

SUITABLE FOR CLASS E  
(OFFICES, MEDICAL, LEISURE ETC.)  
PRIVATE SHARED GARDEN

**1,862 SQ. FT.**

## DESCRIPTION

The property comprises a superb self-contained Grade II Listed commercial building, arranged over four floors and extending to approximately 1,862 sq ft (172.98 sq m). The accommodation is presented in excellent condition throughout, retaining the character and charm expected of a traditional Mayfair mews building whilst providing bright, well-proportioned and flexible accommodation suitable for a variety of occupiers.

The property benefits from a private shared garden, a particularly rare amenity for a self-contained commercial building in this location.

The premises are suitable for a range of Class E uses, including offices, medical, consulting, wellness and leisure, subject to any necessary consents.

Situated within a quiet Mayfair mews, the property provides an attractive and discreet working environment while retaining moments from the extensive amenities of Mayfair and the wider West End. Green Park and Hyde Park Corner Underground stations are both within easy walking distance, providing excellent connectivity across Central London.

The property is offered by way of a new lease, with possession available upon completion of legal formalities.



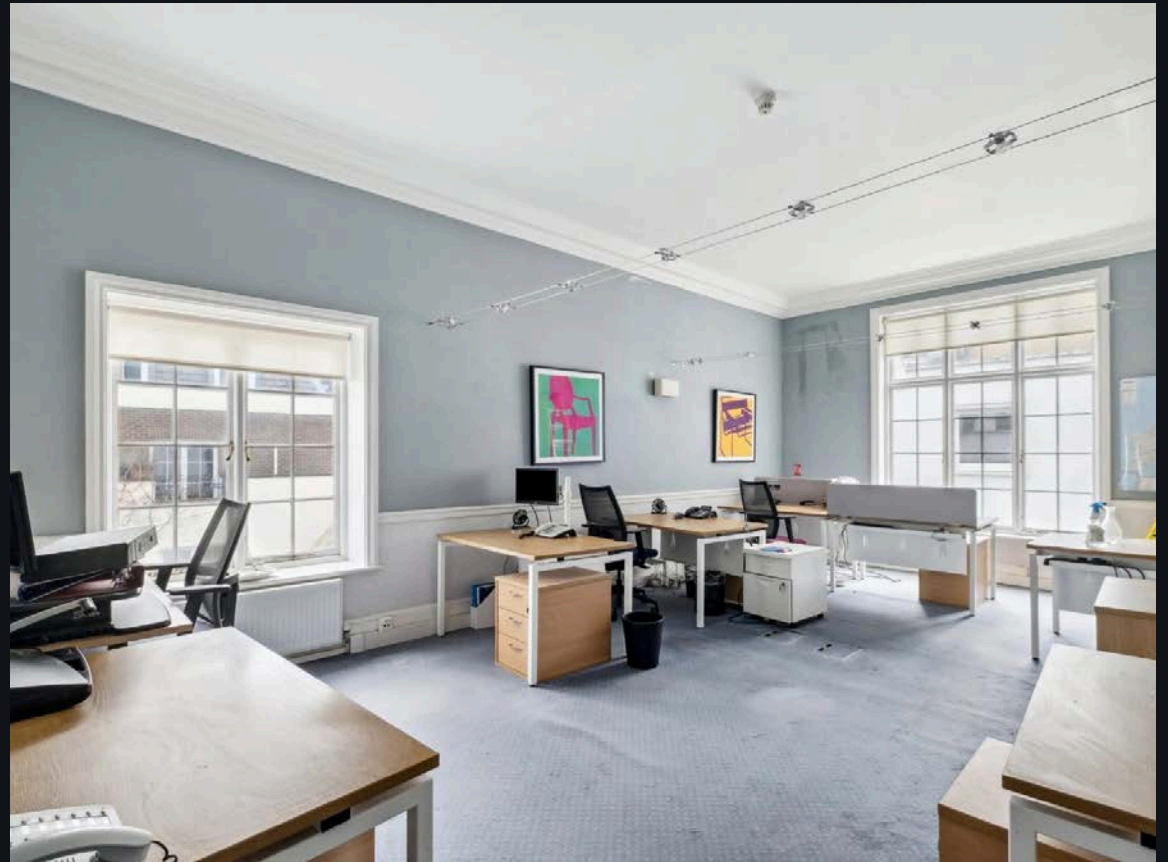
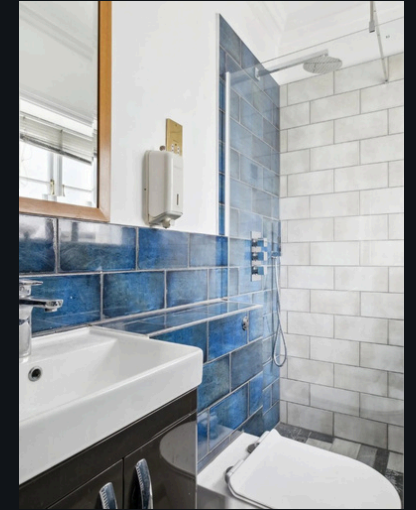
AMENITIES

|                                   |                                         |
|-----------------------------------|-----------------------------------------|
| EXCELLENT CONDITION               | PRIVATE SHARED GARDEN                   |
| CHARACTERFUL MAYFAIR MEWS SETTING | QUIET, DISCREET WORKING ENVIRONMENT     |
| BRIGHT, FLEXIBLE ACCOMMODATION    | CLOSE TO MAYFAIR AND WEST END AMENITIES |

FINANCIALS

|                                 |          |
|---------------------------------|----------|
| TOTAL SIZE (SQ.FT.)             | 1,862    |
| QUOTING RENT (P.A.)             | £110,000 |
| ESTIMATED RATES PAYABLE (P.A.)  | £35,040  |
| SERVICE CHARGE                  | TBC      |
| ESTIMATED OCCUPANCY COST (P.A.) | £145,040 |

|               |        |       |        |       |
|---------------|--------|-------|--------|-------|
| FLOOR         | GROUND | FIRST | SECOND | THIRD |
| SIZE (SQ.FT.) | 466    | 466   | 465    | 465   |



# LOCATION

## ● RESTAURANTS & HOTELS

1. Nobu London
2. Gymkhana
3. Kai Mayfair
4. Scotts
5. Jamavar
6. Hide
7. Coya
8. Noble Rot
9. Mistro
10. L'Autre
11. Yaz
12. Brooklands Bar
13. China Tang at The Dorchester
14. Pavillon London
15. The Wolseley

## ● HOTELS

16. The Ritz
17. The Connaught
18. The Dorchester
19. The Mayfair Townhouse
20. 45 Park Lane
21. Four Seasons Hotel
22. PeninsulaHotel

## ● MEMBERS CLUB

31. Annabel's
32. Oswald's
33. Maison Estelle
34. The Arts Club
35. Little House Mayfair
36. 5 Hertford Street

## ○ SHOPPING

23. Réalisation Parr
24. Tiffany & Co. Cartier
25. Ralph Lauren
26. McQueen
27. Dior
28. Chanel
29. Shepherd's Market
30. Van Cleef & Arpel

## ● BUSINESS OCCUPIER

37. HSBC Private Bank
38. TA Associates
39. Bain Capital
40. Blackstone London
41. Capula Investment Management
42. Fortress Capital
43. PJT Partners
44. Houlihan Lokey
45. Gulf Investment bank



## FURTHER INFORMATION

### 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

80D

### VAT

TBC

### FLOOR PLANS

Floor plans available upon request.

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.

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## CONTACT US

For further information please reach out to a member of the RIB team

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