

# RIB

ROBERT IRVING BURNS

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## 6 GRAFTON MEWS

LONDON W1T 5JF

**TO LET**

SUITABLE FOR CLASS E  
(OFFICES, MEDICAL, RETAIL, CLINICAL, ETC.)

GROUND & 1ST FLOORS  
1,050 SQ. FT. (98.3 SQ. M)

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WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

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Charlotte Street Hotel



Estée Lauder HQ



Lantana Café



Fabrique



Heal's

## Location

The property is situated on Grafton Mews, a quiet cobbled street located close to Warren Street Underground Station (Northern & Victoria Lines). There are a wide variety of coffee shops, pubs, restaurants and other leisure occupiers in close proximity. The property is well connected with Underground Stations Great Portland Street (0.2 miles, Metropolitan, Circle and Hammersmith & City line), Warren Street (0.1 miles, Northern and Victoria Line) and Euston Square (0.3 miles Metropolitan, Circle and Hammersmith & City line) all within close proximity.

## Description

The space is meticulously designed to meet the needs of an array of different occupiers. This unit spans two floors, offering ample room for a variety of commercial activities. Delivered in excellent condition, the large windows and skylights flood the space with natural light. This property includes a modern kitchenette, showers and WCs, ensuring convenience and comfort for all.



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Ground Floor



First Floor



RIB



## Specifications

- Wall mounted radiators
- Comfort cooling system
- Parquet engineered timber flooring
- Exposed beams
- LED strip lighting
- Floor boxes
- Perimeter sockets
- Fitted kitchenette complete with fridge and dishwasher
- 2 x WCs
- 1 x Shower
- Self contained
- Ring doorbell
- Rollar shutter security

## Accommodation

Net Internal Area  
First Floor 510 SQFT  
Ground Floor 548 SQFT  
**Total 1,058 SQFT**

Total Size (sq.ft.)	1,050
Rent (p.a.) excl.	£62,475
Service Charge	TBC
Estimated Rates Payable (p.a.)	£14,472
Estimated Occupancy Cost excl. (p. a.)	£76,947

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.

## 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

Available on request.

## VAT

TBC

## FLOOR PLANS

Scaled Floor Plans available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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

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