

# 16 ASHMILL STREET

LONDON NW1

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TO LET

SELF-CONTAINED BUILDING IN NORTH  
MARYLEBONE WITH PRIVATE GARDEN

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

GROUND & FIRST FLOOR

1,092 SQ. FT. | 101.52 SQ. M

RIB

ROBERT IRVING BURNS

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16 ASHMILL STREET



## DESCRIPTION

The premises comprises a ground and 1st floor self-contained unit, which is partly furnished with a generous amount of natural light throughout.

The unit would certainly look to benefit a wide range of occupiers to utilise and create their own stamp on and take advantage of the variety of amenities within.



BUILDING EXTERIOR

## AMENITIES

- PREMISES TO COME PART FURNISHED
- SELF-CONTAINED
- EXCELLENT NATURAL LIGHT
- AC (NOT TESTED)
- PRIVATE GROUND FLOOR TERRACE / GARDEN
- INTERNAL KITCHENETTE
- MALE & FEMALE WC'S

## Finances

TOTAL SIZE (SQ.FT.)	1,092
QUOTING RENT (P.A.)	£38,000
ESTIMATED RATES PAYABLE (P.A.)	£15,012
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£53,012</b>

FLOOR	GROUND FLOOR	FIRST FLOOR
SIZE (SQ.FT.)	464	628

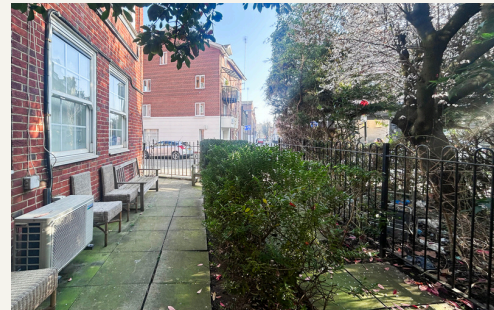
## LOCATION & SITUATION

The unit is situated within the Wilcove Estate in Marylebone along Ashmill Street.

The premises is well located with Marylebone Station (Bakerloo Line) and Edgware Road Station (City, District and Hammersmith Line) only being a short distance from the building.



## PHOTOS



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## 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

55 C

### VAT

The property is not elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.

## CONTACT US

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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. April 2026