



74 GLOUCESTER PLACE

MARYLEBONE, LONDON W1U 6HH

TO LET

**FULLY FURNISHED OFFICE SPACE IN THE
HEART OF MARYLEBONE**

ALL INCLUSIVE RENT

632 SQ. FT.

SECOND FLOOR

RIB

ROBERT IRVING BURNS



LOCATION

74 Gloucester Place is located in the heart of Marylebone, in the centre of London's West End.

Marylebone is bound by Regent's Park to the north, Fitzrovia to the east, Mayfair to the south, and Paddington to the west. It is an area characterised by a unique blend of independent boutiques, renowned restaurants, and fashionable hotels.

The property is situated on the eastern side of Gloucester Place, between Dorset Street to the north and Blandford Street to the south.



74 Gloucester Place



PAUL BAKERY



FITNESS FIRST



ISHTAR RESTAURANT



THE BARLEY MOW

DESCRIPTION

Situated on the 2nd floor of this period Marylebone building, the space come fully furnished, split into 3 rooms and ready for occupation.

The space flooded with natural light and benefits from tea point and communal WCs.

FINANCIALS

Unit	SECOND FLOOR
Size (sq. ft.)	632
Quoting Rent (p.a.) excl.	£33,180
Estimated Rates Payable (p.a.)	£13,847
Service Charge, Insurance, Cleaning (£10 psf)	£6,320
Utilities (£7.50psf)	£4,740
ESTIMATED OCCUPANCY COST (P. A.)	£53,347

AMENITIES

- Kitchenette
- Fully Furnished
- 3 separate rooms
- Carpeted flooring
- Great natural light
- Communal WCs
- Strip lighting
- Period features
- Fibre connection (not tested)
- Comfort Cooling (not tested)

LEASE

Sublease to be granted on a 3-month rolling basis. Alternative arrangements may be available subject to negotiation.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

55 C - [link](#)

FLOOR PLANS

Available on request.

VAT



TBC.



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. May 2025

 W W W . R I B . C O . U K

FOR FURTHER INFORMATION CONTACT:

 **Ben Kushner**

07584 324 994
Ben.k@rib.co.uk

 **Thomas D'arcy**

020 7927 0648
Thomas@rib.co.uk

 **Jim Clarke**

020 7927 0631
Jim@rib.co.uk

 **Matthew Mullan**

020 7927 0622
Matthewm@rib.co.uk

RIB

ROBERT IRVING BURNS