

SECOND FLOOR

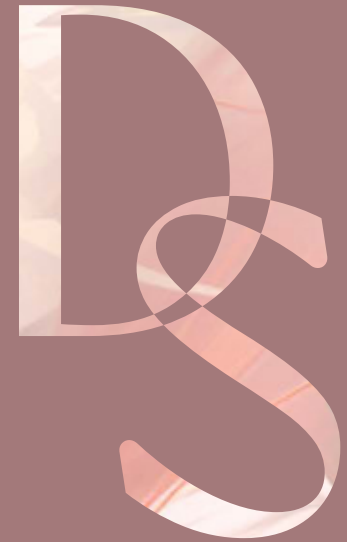
Sublease Opportunities in
the Heart of Marylebone

Dental Practice or
Commercial Office Use

Other medical uses
may be considered

21
DEVONSHIRE
STREET

MARYLEBONE W1



DESCRIPTION

2ND FLOOR

Situated on the prestigious Devonshire Street, the opportunity is for a medical operator to occupy the 2 floor in this stylist medical premises.

The 2nd floor is split into 5 separate, well-lit treatment rooms with balcony reception desk that is flooded by impressive sky light. There is a comfort cooling system (not tested) in each of the treatment rooms and demised WCs. The floor is accessed by an internal stairwell or passenger lift from the ground floor. The opportunity is to share the building with a high-end Orthodontics operator. There is further opportunity share their ground floor x-ray machine.

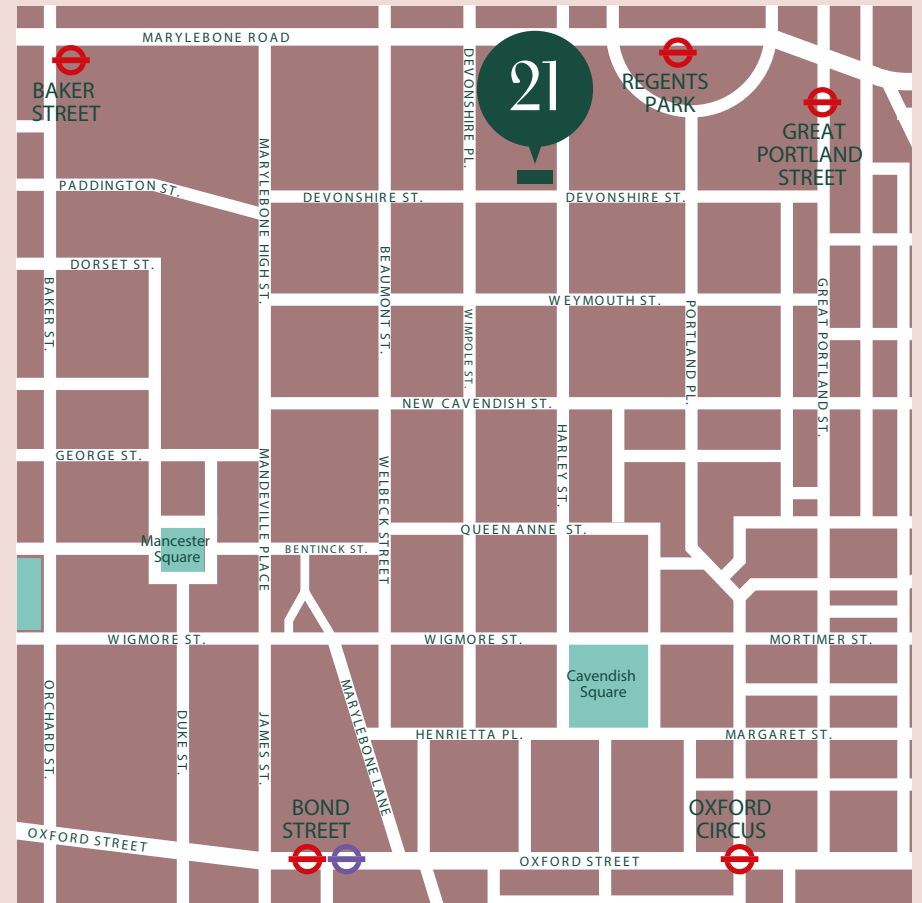
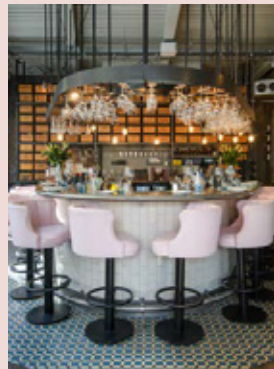


LOCATION

Located in Marylebone's renowned medical district, 21 Devonshire Street is ideal for healthcare, wellness, and fitness professionals. Surrounded by established clinics and specialist practices, it offers a prime opportunity to operate in a thriving professional hub with strong demand for medical and wellbeing services.

The area is home to a mix of medical, office, and residential occupiers. Marylebone High Street, just a 4-minute walk away, offers a blend of niche and international retailers, along with excellent dining options and nearby hotels. Oxford Street is also within walking distance, enhancing the convenience of this prime location.

The property benefits from excellent transport links, with Baker Street, Regent's Park, and Great Portland Street stations all nearby, providing access to multiple Underground lines. Marylebone Station offers national rail services, ensuring seamless connectivity across London and beyond.



JOURNEY TIMES

Regent's Park	Great Portland Street	Baker Street	Bond Street	Oxford Circus	Marylebone Station
5	8	9	13	14	18

FOR INDICATIVE PURPOSE ONLY

FINANCIALS

FLOOR	2ND
SIZE (SQ FT)	863
QUOTING RENT (P A)	£73,355
BUSINESS RATES (P A)	£17,102
SERVICE CHARGE (P A)	£11,219
ESTIMATED OCCUPANCY COST (P A)	£101,676

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.

AMENITIES

- Passenger Lift (Serving all floors)
- Comfort Cooling (not tested)
- Cellular Treatment Rooms (2nd floor)
- Impressive Reception Area
- X-ray Room (option to be shared with occupier)
- Impressive Main Stairwell
- Own Front Door (Lower Ground Floor Option)
- Demised WCs (2nd Floor)



Ground Floor Reception WC



2ND FLOOR

CONTACT US

LEASE

Sublease for a term no more than 13 years.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

56 C.

VAT

TBC.

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RIB

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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. September 2025