



# 1 BELL STREET

LONDON NW1 5BY

**TO LET**

**MODERN OFFICES IN CLOSE PROXIMITY  
TO PADDINGTON AND MARYLEBONE**

SUITABLE FOR CLASS E (OFFICE,  
MEDICAL, LEISURE ETC.)

**To Be Delivered Fully Furnished**

**FIRST FLOOR  
1,350 SQ.FT.**

**SIMON GARFIELD**  
COMMERCIAL PROPERTY CONSULTANT

**RIB**

ROBERT IRVING BURNS



# DESCRIPTION

This available first floor corner office suite provides excellent natural light and has undergone refurbishment providing a number of private offices, open plan area and reception together with kitchen facilities in total extending to approximately 1,350 sq ft (125.40 sq.m).

# FINANCIALS

<i>Floor</i>	<i>First Floor</i>
<i>Size (sq. ft.)</i>	<i>1,350</i>
<i>Quoting Rent (p.a.) excl.</i>	<i>£53,325</i>
<i>Estimated Rates Payable (p.a.)</i>	<i>£21,083</i>
<i>Service Charge (p.a.)</i>	<i>£11,475</i>
<b>ESTIMATED OCCUPANCY COST (P. A.)</b>	<b>£85,883</b>

# AMENITIES

- Air conditioning
- Passenger lift
- Refurbished throughout
- Newly carpeted
- Kitchen facilities
- Demised toilets
- 24 hour access
- Excellent natural daylight

# LOCATION

This modern office building occupies a prominent position on the corner with Edgware Road. The area is very well served for restaurant, shopping and transport facilities.

Marylebone and Paddington stations are in walking distance. Paddington Station also offers access to the new Elizabeth Line and Edgware Road Underground stations (Bakerloo, Hammersmith and Circle lines) are almost adjacent.



## 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

49 B

## 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. January 2026

## FOR FURTHER INFORMATION CONTACT:

- |  |  |
|--|--|
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OR THROUGH OUR  
JOINT AGENTS **SIMON GARFIELD:**

- **Simon Garfield**
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