The background features a complex, abstract pattern of thin, light blue lines that swirl and curve across the dark blue field, creating a sense of depth and movement. The lines are most dense in the upper left and lower right areas, tapering off towards the center.

RIB

ROBERT IRVING BURNS

88 CRAWFORD STREET

LONDON W1

SELF-CONTAINED GROUND & LOWER GROUND FLOOR
PREMISES

Suitable for Class E
Medical, Retail, Offices, Leisure etc.



DESCRIPTION

A prestigious self-contained ground and lower ground floor property, offering a spacious and versatile layout. The ground floor features an impressive 3-meter floor-to-ceiling height, complemented by extensive window frontage along Crawford Street, ensuring excellent visibility and natural light. The premises will be delivered in a "white-boxed" condition, providing a blank canvas for customisation. The lower ground floor includes a convenient kitchenette and dedicated WC facilities. The total net internal area is 2,317 sq. ft.

DESCRIPTION

AMENITIES

GALLERY

LOCATION

CONNECTIONS

**FLOOR PLANS
& FINANCIALS**

CONTACT US

AMENITIES



PROMINENT PITCH



HIGH STREET LOCATION



3-METER FLOOR-TO-CEILING HEIGHT (GROUND FLOOR)



AIR CONDITIONING (NOT TESTED)



SELF-CONTAINED



KITCHENETTE



DEMISED WC'S



SKYLIGHTS IN BASEMENT

DESCRIPTION

AMENITIES

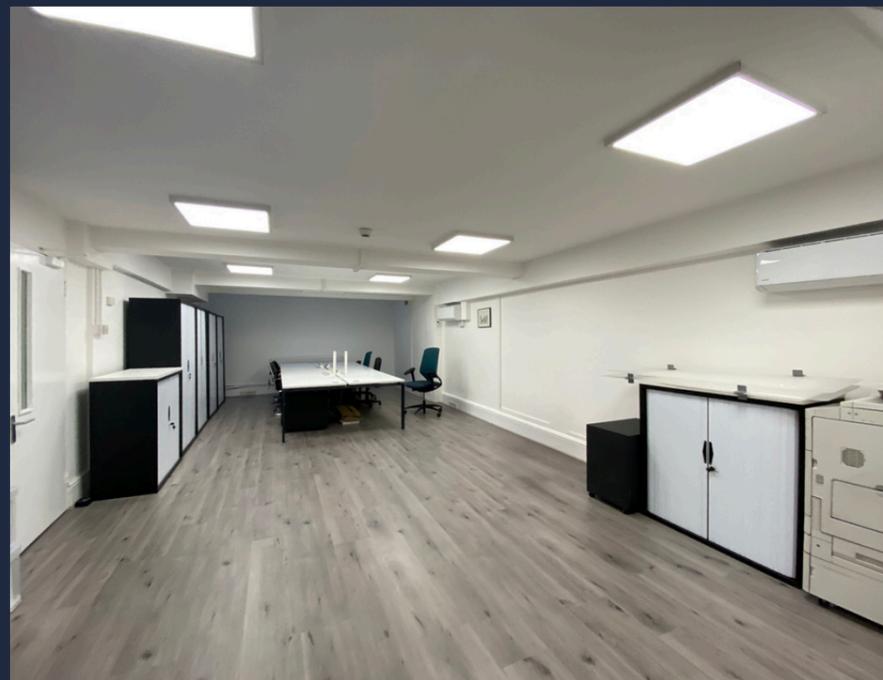
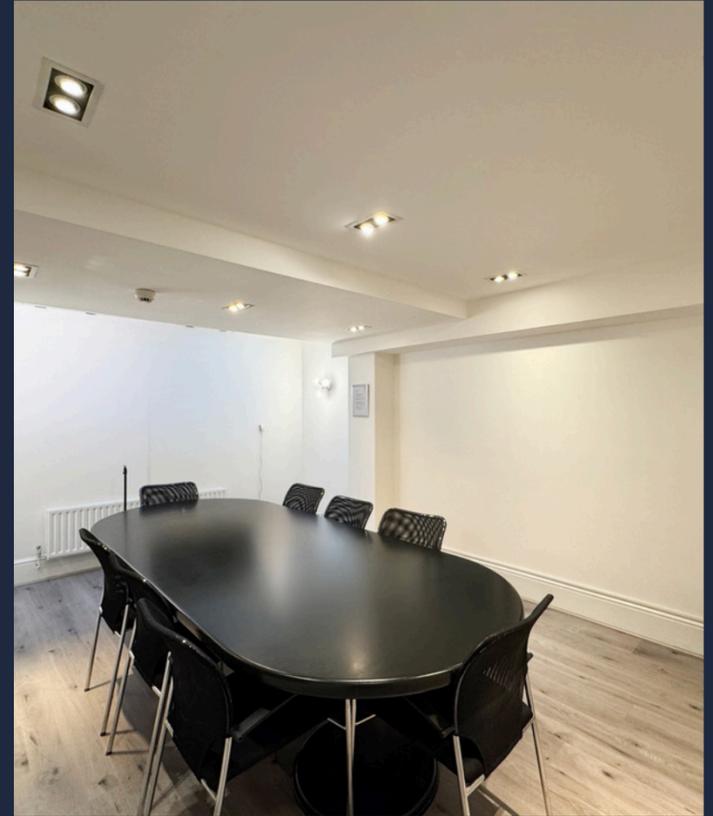
GALLERY

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CURRENT CONDITION (TO BE WHITE BOXED)



REGENT'S PARK

MARYLEBONE

BAKER STREET

88 CRAWFORD STREET

EDGWARE ROAD

PADDINGTON BASIN

10

19

PADDINGTON

CAMBRIDGE SQUARE
OXFORD SQUARE

14

1

6

HYDE PARK

MANCHESTER SQUARE

PORTMAN SQUARE

12

5

11

20

3

9

16

2

4

8

17

7

BOND STREET

GROSVENOR SQUARE

LOCATION

The property is situated on the south side of Crawford Street between Seymour Place and Wyndham Place. The building benefits from excellent transport links being within easy walking distance to Marylebone, Baker Street, Edgware Road and Paddington Stations.

The area is well diversified with retailers and restaurants and benefitting from being nearby to Marylebone High Street.

- | | |
|-----------------------|----------------------------------|
| 1 ABASTO | 6 Casa Malevo |
| 2 Bernardi's | 7 Chiltern Firehouse |
| 3 Boxcar | 8 The Churchill Bar and Terrace |
| 4 The Borough Barista | 9 Daisy Green |
| 5 The Carpenters Arms | 10 The Frontline Club Restaurant |
| 11 Gail's | 16 Locanda Locatelli |
| 12 The Grazing Goat | 17 Monocle Café |
| 13 The Harcourt | 18 Pickled Hen |
| 14 Kurobuta | 19 Roba Bar & Restaurant |
| 15 The Larrik | 20 Seymour's Parlour |

CONNECTIONS



TRAVEL TIMES



DESCRIPTION

AMENITIES

GALLERY

LOCATION

CONNECTIONS

FLOOR PLANS
& FINANCIALS

CONTACT US

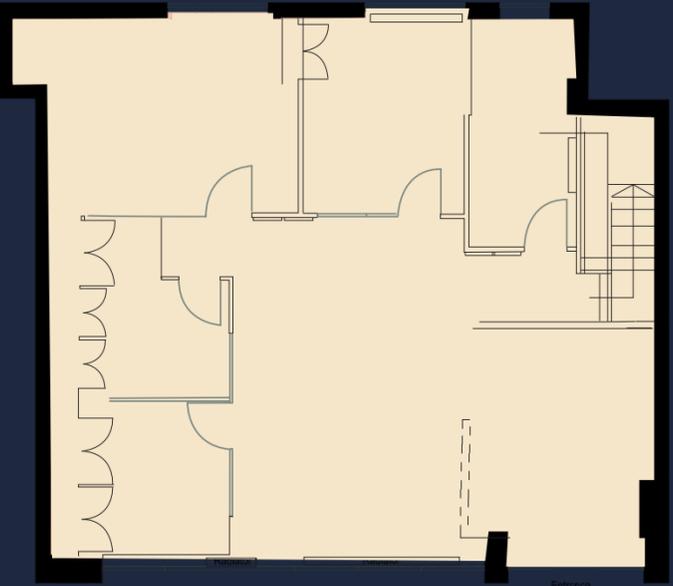
FLOOR AREA

Floor	SQ FT / SQ M
Ground	1,146 sq. ft. / 106.5 sq.m.
Lower Ground	1,171 sq. ft. / 108.8 sq.m.
Total NIA	2,317 sq. ft. / 215.3 sq.m.

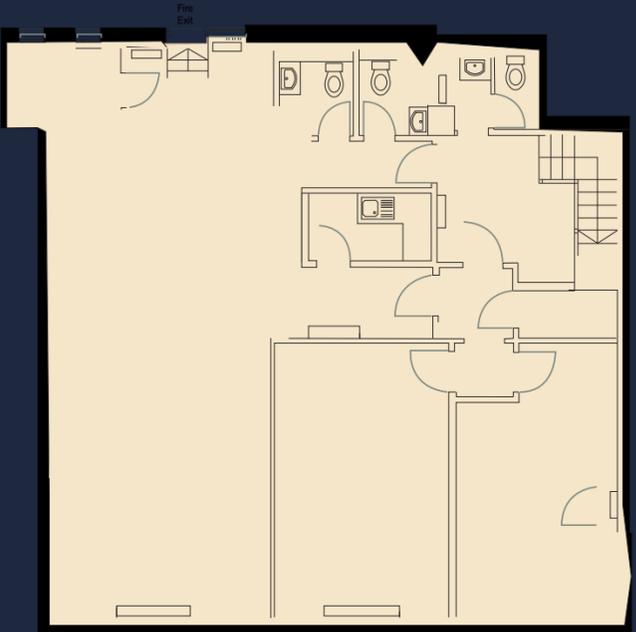
FINANCIALS

Size (sq. ft.)	2,317
Quoting/Passing Rent (p.a.) excl.	POA
Estimated Rates Payable (p.a.)	£36,240
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	POA

Scaled floor plans available upon request.



GROUND



LOWER GROUND

FLOOR PLANS & FINANCIALS

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are 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

The property has an EPC rating of 70 (C).

VAT

TBC.

FLOOR PLANS

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.
November 2025.

VIEWINGS

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is positioned between the 'R' and 'B' and is slightly smaller and more widely spaced, creating a distinctive monogram.

ROBERT IRVING BURNS