

RIB

ROBERT IRVING BURNS

9

BENTINCK STREET

First Floor Office to Rent in the Heart of Marylebone

527 sq ft / 48.95 sq m

Marylebone, W1

DESCRIPTION

The available space is situated on the 1st floor of this fantastic period building in the heart of Marylebone.

Accessed via an internal stairwell, the office benefits from great period features and is separated into 2 separate rooms. The space can come fully furnished (as pictured). The floor further benefits from comfort cooling (not tested), fully fitted kitchenette, LED lighting and fibre connection (not tested).

There is desking for 4 presently with a meeting desk in room 2 for up to 6 people. Either could be extended.





FLOOR PLANS



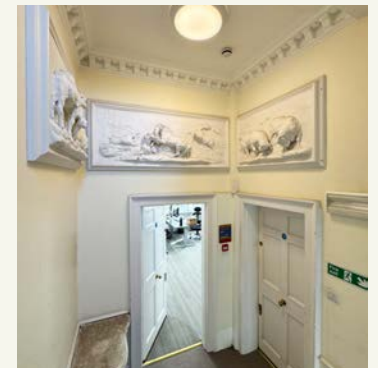
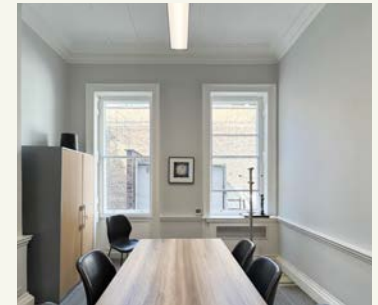
Plan not to scale, for indicative purposes only.

AMENITIES

- KITCHENETTE
- WCS
- SHOWER
- CAT 5E DATA CABLING
- 24HR ACCESS
- PERIOD FEATURES
- NATURAL LIGHT
- ENTRY PHONE SYSTEM

FINANCIALS

SIZE (SQ.FT.)	527
QUOTING RENT (P.A.)	£39,000
ESTIMATED RATES PAYABLE (P.A.)	£12,350
SERVICE CHARGE	£3,112
ESTIMATED OCCUPANCY COST (P.A.)	£54,462

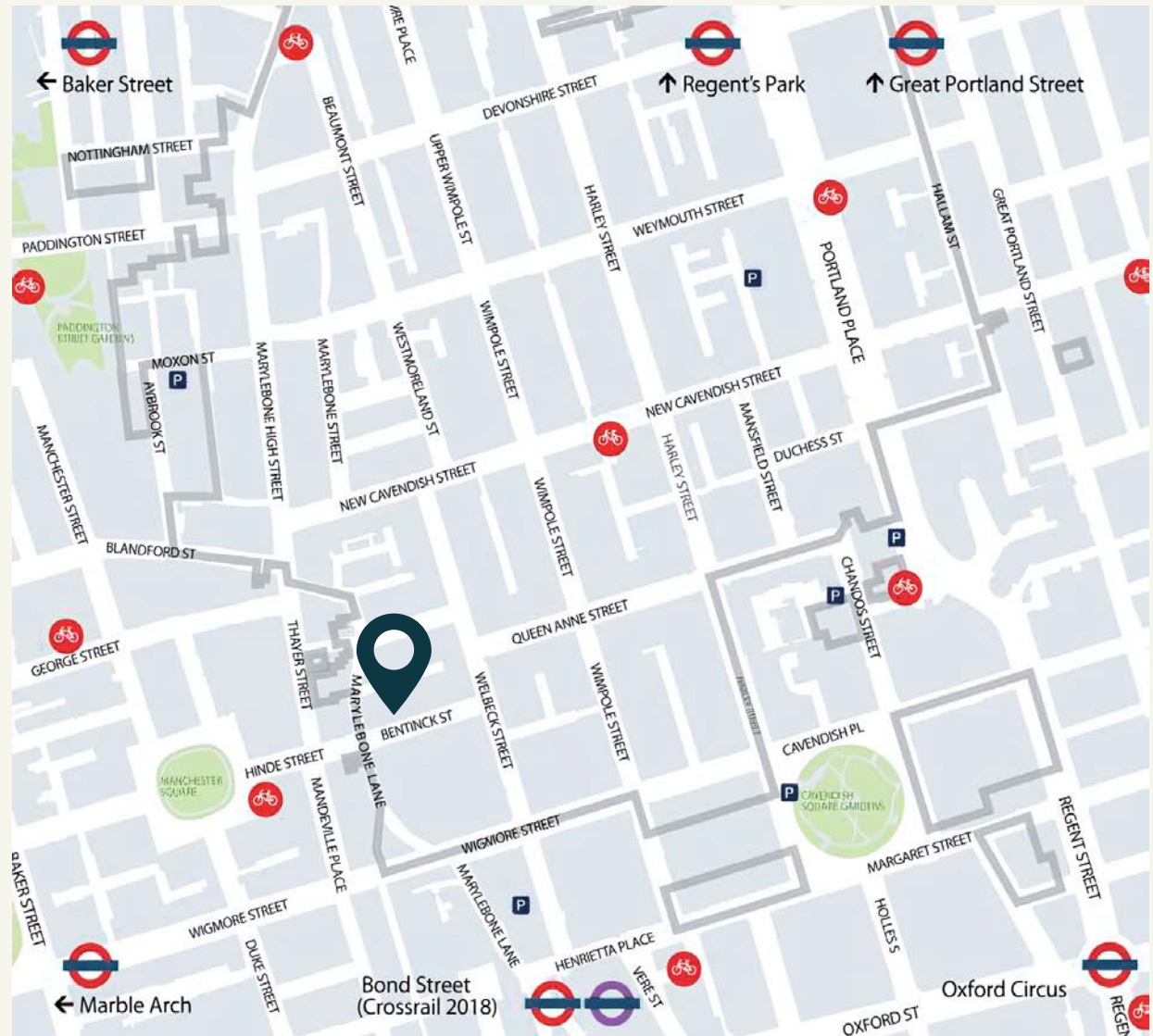


LOCATION & CONNECTIVITY

The Howard de Walden Estate sits at the heart of central London, one of the world's best connected cities – within easy reach of several airports, the St Pancras Eurostar terminal, numerous mainline and underground stations.

Marylebone is less than 0.7 miles from six London Underground stations. Distances are straight line measurements from centre of postcode.

Bond Street.....	0.2 miles
Oxford Circus.....	0.38 miles
Regent's Park.....	0.47 miles
Great Portland Street....	0.53 miles
Baker Street.....	0.5 miles
Marylebone.....	0.66 miles



FOR FURTHER
INFORMATION PLEASE
CONTACT:

RIB

ROBERT IRVING BURNS

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

LEASE

Option 1: Assignment of the existing lease dated 6th October 2023 for a term until 5th October 2028. The lease is granted outside the landlord and tenant act 1954.

Option 2: Sublease for a term to be agreed outside the landlord and tenant 1954.

Option 3: Simultaneous surrender of existing lease and regrant of a new lease (on new market terms) outside the landlord and tenant 1954.

POSSESSION

Upon completion of legal formalities.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled floor plans available upon request.

LEGAL COSTS

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

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. June 2025.

