

No 11

BENTINCK STREET

MARYLEBONE

EXECUTIVE SUMMARY

Long Leasehold from 25 December 1995 with 83 years unexpired from the Howard de Walden Estate.

Self-contained office being offered with vacant possession providing an excellent opportunity for owner occupiers and investors.

1,797 sq ft NIA arranged over Ground & Lower Ground Floor with rare private external courtyard.

Occupying a prominent position on Bentinck Street, close to the junction with Marylebone Lane, benefitting from excellent transport links with Bond Street and Oxford Circus Underground station all within close proximity.

Situated in the heart of Marylebone Village, which offers numerous high-end restaurants, boutique and designer retail shops.



Building facade

No 11

LOCATION

Running West from Welbeck Street into Hinde Street leading directly into Manchester Square, the property is situated on the north side of Bentinck Street, close to the junction with Marylebone Lane.



Bentinck Street and Marylebone Lane



BENTINCK STREET MARYLEBONE

Located in the heart of Marylebone Village, one of the most sought-after locations in London's famous West End, hosting an array of boutique occupiers from restaurants to high end retail shops.

Local occupiers include The Ivy Café Marylebone, Ottolenghi, The Marylebone Hotel, Chopard, The Wallace Collection Art Museum, L'Entrecôte and KOBOX.



The property is a short walk away from Manchester Square and Portman Square offering welcome green space in the heart of Central London.



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TRANSPORT

11 Bentinck Street is located a short walk from Bond Street Underground Station which boasts the newly opened Elizabeth Line, along with the Jubilee and Central Lines, providing excellent connectivity around central London and Greater London. The area is further served via numerous bus routes.

TRAIN TIMES VIA UNDERGROUND FROM

Bond Street Station



Tottenham Court Road
2 minutes



Paddington
3 minutes



Farringdon
5 minutes



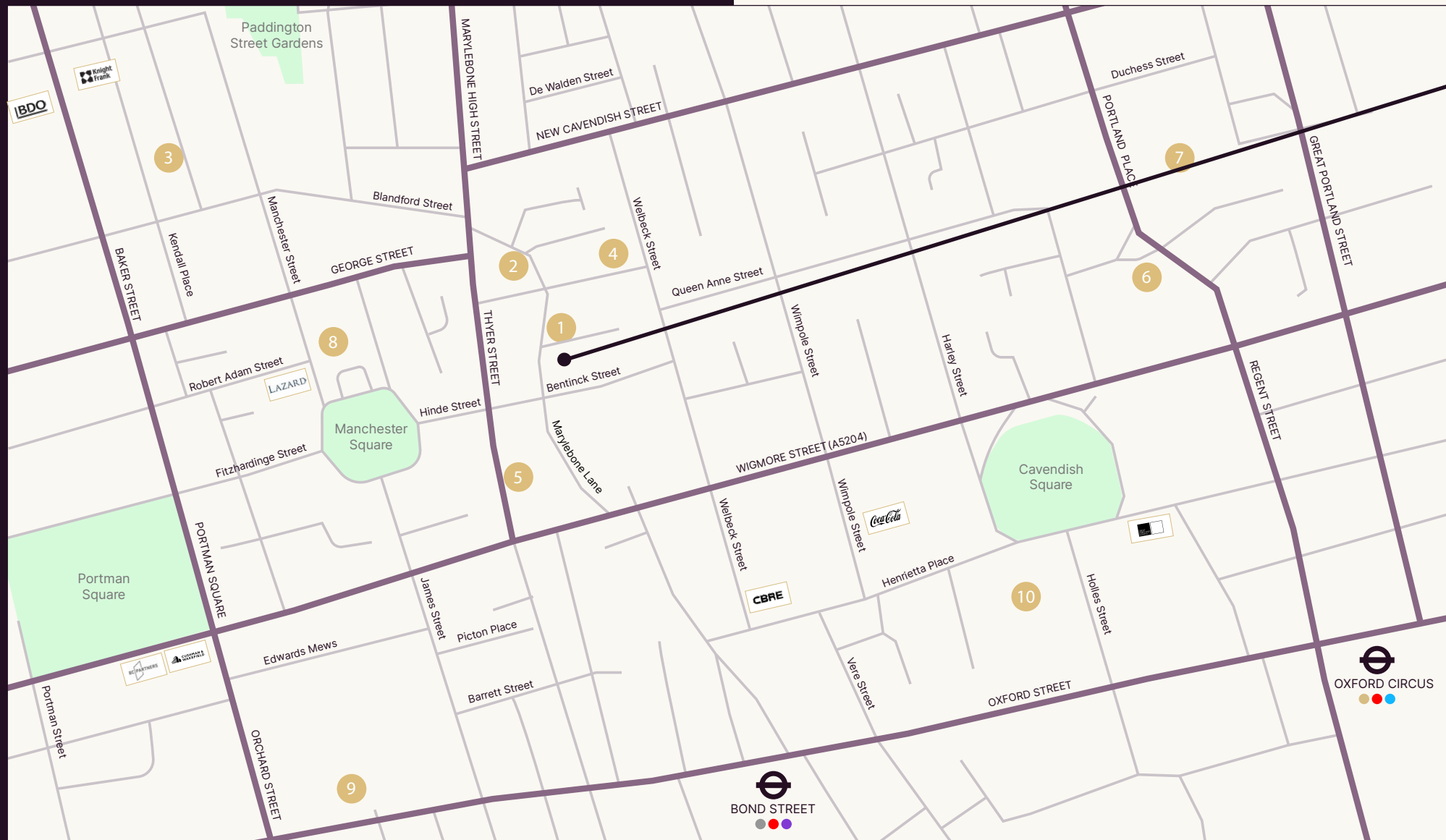
Liverpool Street
8 minutes



Waterloo
12 minutes



Canary Wharf
15 minutes



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AMENITIES

- 1 The Ivy, Marylebone Lane
- 2 Ottolenghi
- 3 Chiltern Firehouse
- 4 The Marylebone Hotel
- 5 The Mandeville Hotel
- 6 The Langham Hotel
- 7 BBC Broadcasting House
- 8 The Wallace Collection Art Museum
- 9 Selfridges
- 10 John Lewis

- Central Line
- Elizabeth Line
- Bakerloo Line
- Jubilee Line
- Victoria Line



Ground Floor office space

The building retains its original layout with private offices throughout, spread between both floors.

The subject property will be delivered with immediate vacant possession.

The four upper floors consist of four residential apartments, all sold off on long leasehold interests.

DESCRIPTION

The property boasts excellent natural light throughout and a generous entrance hallway, with impressive floor to ceiling heights.

The main front office on the ground floor maintains an original ceiling cornice that matches the property's impressive presence.



Ground Floor hallway



Rear Yard



Ground Floor office space overlooking the courtyard



Lower Ground Hallway

ACCOMMODATION
SCHEDULE

NET INTERNAL AREAS

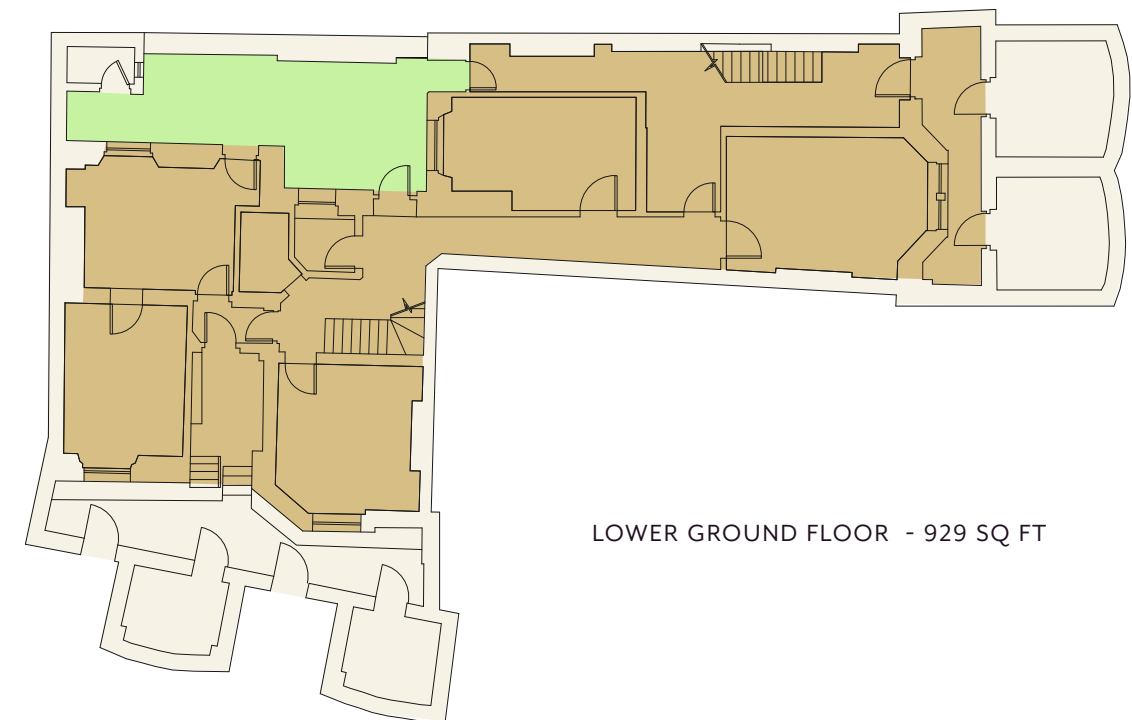
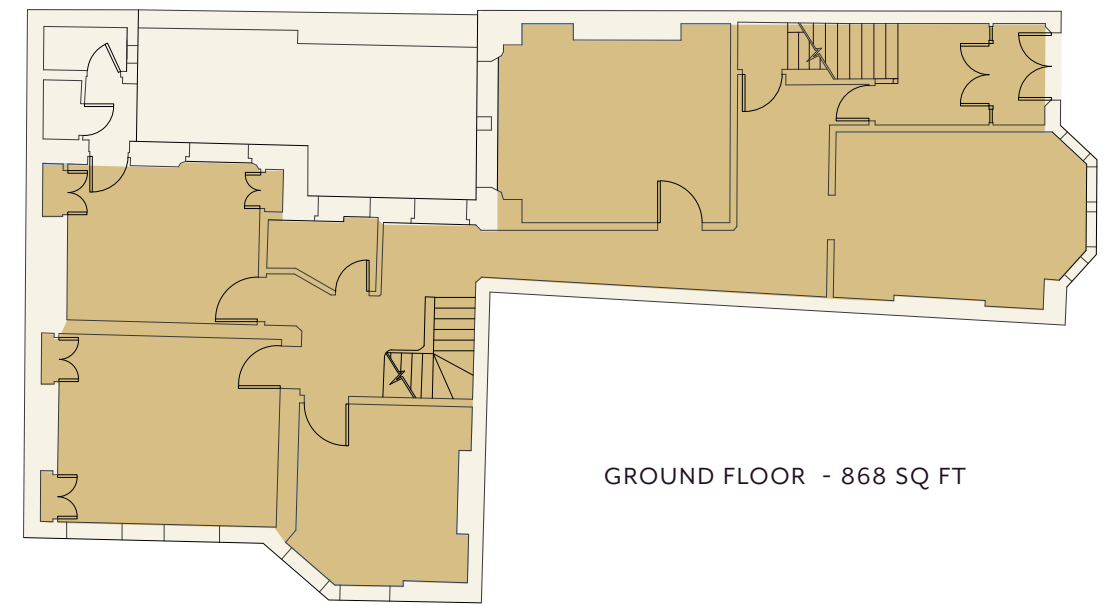
Floor	Sq m	Sq ft
Ground	80.6	868
Lower Ground	86.3	929
Rear Yard (external)	22.3	240
Total	166.9	1,797
	(+22.3 Rear Yard)	(+240 Rear Yard)

GROSS INTERNAL AREAS

Floor	Sq m	Sq ft
Ground	126.5	1,362
Lower Ground	122.0	1,313
Total	248.5	2,675

A measured survey is available upon request

FLOOR PLANS



= Rear Yard
 = Office space

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TENURE & PLANNING

The property is held on a 110 year lease from 25th December 1995, resulting in 83 years unexpired.

A ground rent of £18,860 pa is payable, subject to a rent review in 2025 which will be based off the greater of 23% of the open market yearly rent which the Ground and Lower Ground Floor could achieve in the market as at the review date, or 23% of the actual rent received.

The property is not listed and is located within the London Borough of Westminster in the Marylebone conservation area.



No 11

LEGAL COSTS

Each party is to bear their own



TENANCY

To be delivered with Vacant Possession



PROPOSAL

Price Upon Application



VAT

TBC

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