



OFFICE FOR SALE | 1,287 SQ FT
UNIT 2 54 LISSON STREET, MARYLEBONE, NW1 5DF



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

MODERN OFFICE IN MARYLEBONE WITH 988 YEARS REMAINING ON THE LONG LEASE INTEREST OF INTEREST TO OWNER OCCUPIERS AND INVESTORS

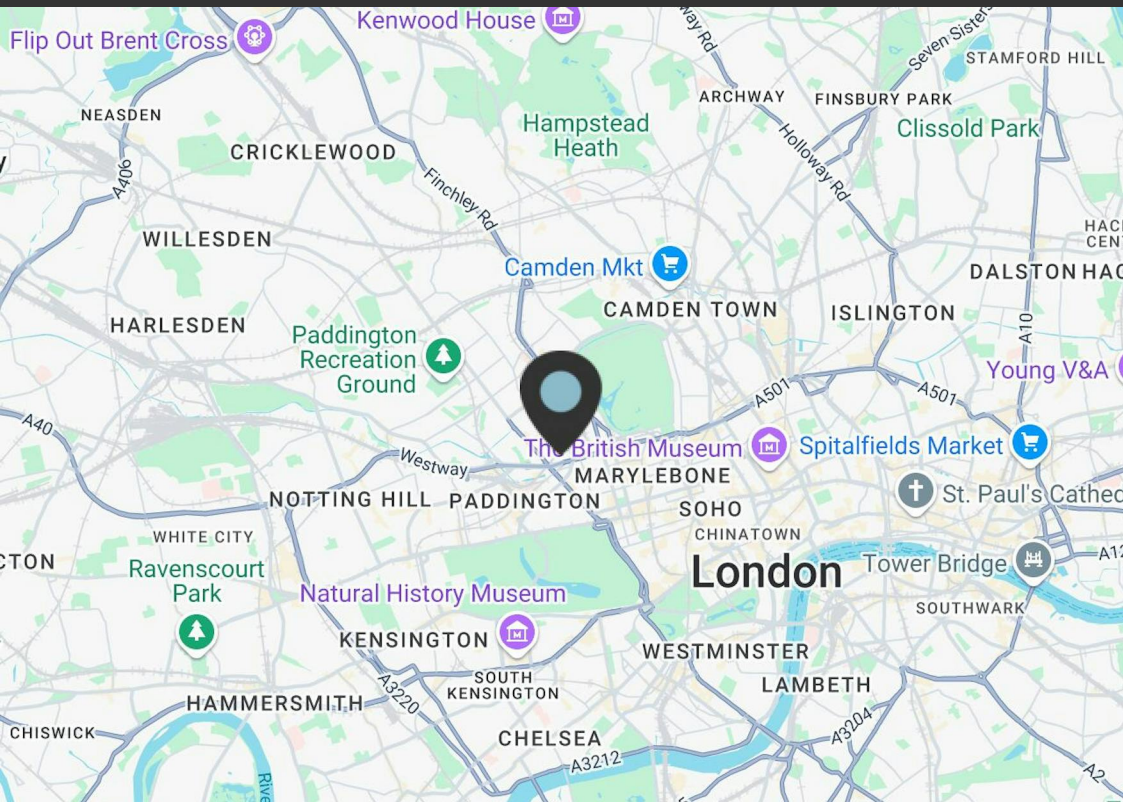
- Located in a modern mixed use gated Courtyard Development
- Excellent transport links with Edgware Road tube stations a short walk (Bakerloo Line, District Line, Circle Line, Hammersmith and City Lines)
- Short walk to Marylebone & Paddington Train Stations
- Air-conditioning
- Kitchenette & W/C's
- Ready to occupy
- In excellent condition throughout
- Close to Regents Park
- EPC B



DESCRIPTION

Modern office located in a gated mixed use development with a number of offices and residential apartments. Unit 2 is arranged over ground and lower ground floors with the benefit of natural light to both areas.

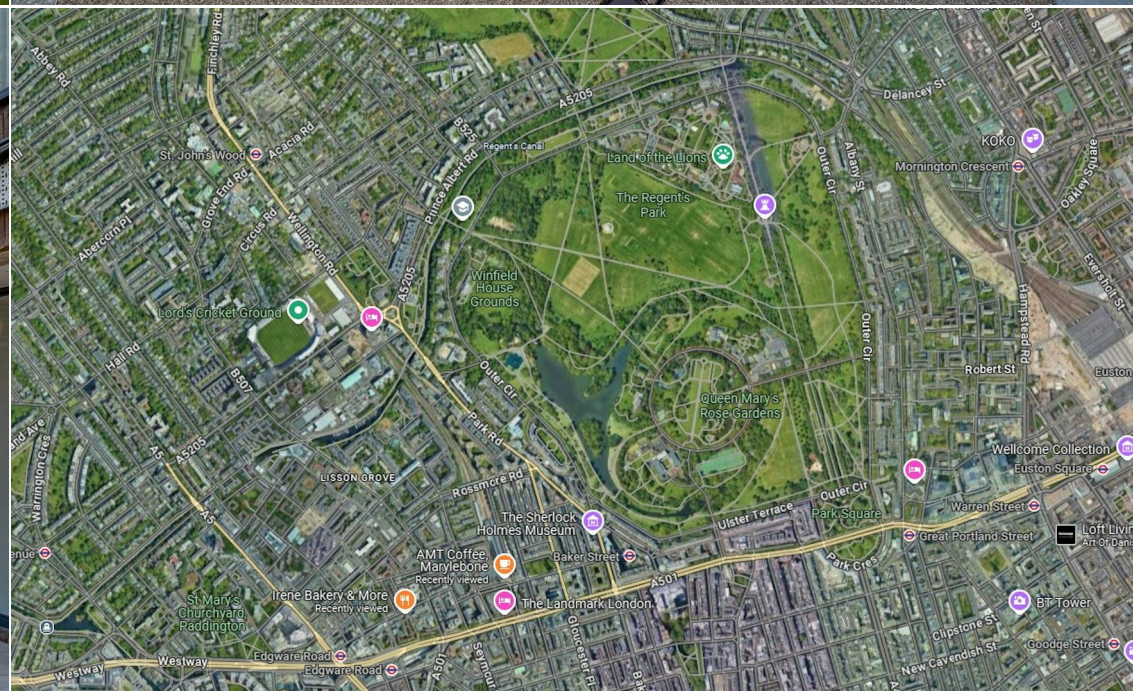
The space is mainly open plan and in great decorative order throughout with modern wood flooring, led lighting, kitchen, W/C's and perimeter trunking.



LOCATION

Lisson Street, NW1 benefits from unrivalled transport connections with both Edgware Road Underground Stations (Bakerloo Line, District Line, Circle Line, Hammersmith and City Lines), Marylebone and Paddington (National Rail) Stations, all within easy walking access.

The prime location offers staff excellent amenities, with an abundance of shops and gyms. As well as multiple diverse dining options like Nosh Café, Nep Nep Vietnamese and Irene Bakery & More. Nearby green spaces such as Regents Park, Lisson Street Community Gardens and Broadley Street Gardens provide great spots for time out of the office and to enjoy lunch.



AVAILABILITY

| Name | sq ft | sq m | Availability |
|--------------|--------|-------|--------------|
| Ground | 701.58 | 65.18 | Available |
| Lower Ground | 585 | 54.35 | Available |

PRICE

£825,000

RATES & CHARGES

Service charge: £4,773 per annum
Rates payable: £15,469 per annum

TERMS

Available on a 999 years from and including the 1st January 2014 (988 years remaining). VAT is not applicable. Lease available on request.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



Peter Wilson

0207 4439862

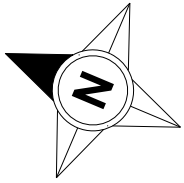
07896678182

peter@dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 29/09/2025



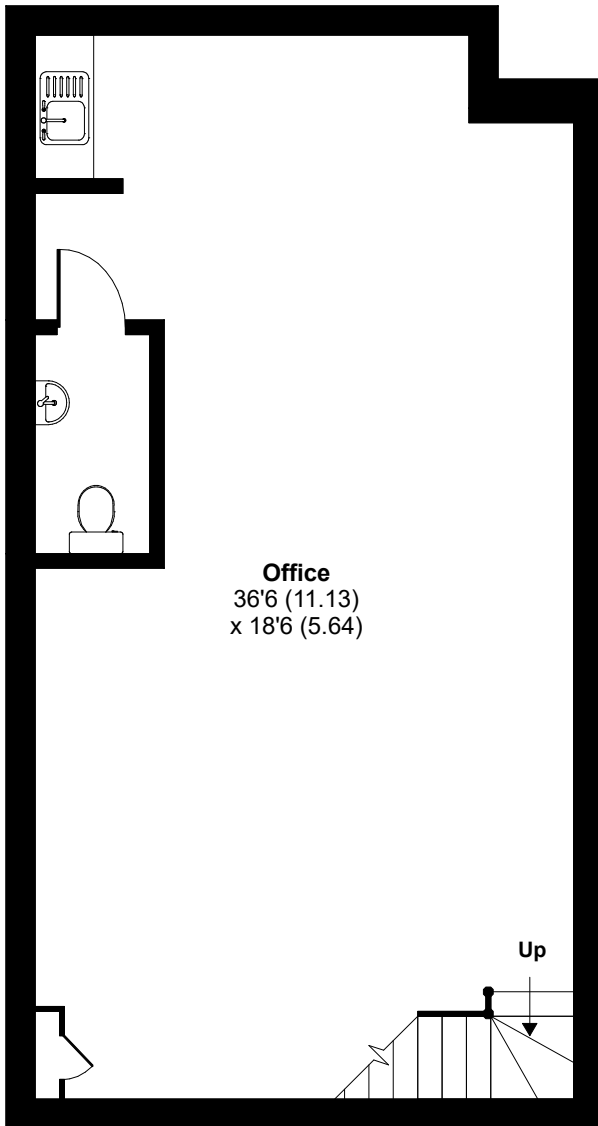
020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)



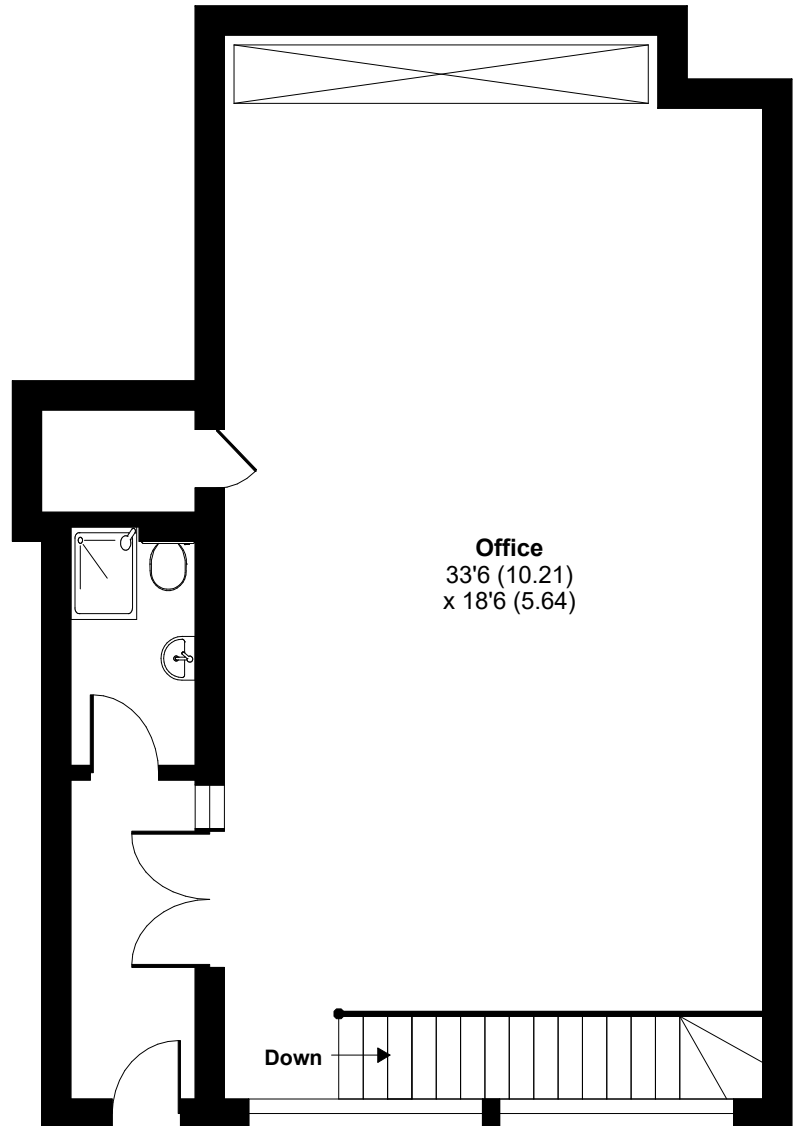
Lisson Street, London, NW1

Net Internal Area = 1287 sq ft / 119.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

