



ROBERT IRVING BURNS



11 JOHN PRINCE'S STREET

LONDON, W1G 0JR

TO LET - **NEWLY REFURBISHED**
B1 OFFICE BUILDING

(CLASS E USES WILL BE CONSIDERED.
SUBJECT TO DEED OF VARIATION)

2,672 SQ.FT

FROM LOWER GROUND TO FOURTH FLOOR
SELF CONTAINED BUILDING

Description



GROUND FLOOR

Description

An attractive self-contained period (not listed) office building arranged over lower ground to fourth floors. The entrance/reception area oozes character with period features and impressive ceiling heights. The space is configured as two rooms per floor, some of which interlink.

There are alternating wc's and tea-points on the half-landings with a kitchen/breakout area in part of the lower ground floor, which also leads to a small outside area (potential to install lift if required). Natural light the upper floors is excellent and there is very good natural light to the ground floor as well.



1ST FLOOR FRONT

Specification

- Self-contained
- Newly refurbished
- Period Building
- Impressive ceiling height
- Good natural light
- Small outside area
- Demised WC's
- Strategically located



Location



Vapiano



The MAINE



The Langham



New Bond Street

Location

The property is situated on the east side of John Princes Street just to the west of Regent Street in the heart of the West End. Oxford Circus (Central, Victoria and Bakerloo Underground Lines) is close-by and Bond Street (Elizabeth and Central Line) is within easy walking distance. There are multiple shopping and restaurant amenities in the area as well as car parking in Cavendish Square which lies just to the north- west.

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RIB

Accommodation

Net Internal Area

Lower Ground Floor 49.8 SQM/ 536 SQFT

Ground Floor 45.1 SQM/ 485 SQFT

First Floor 46.6 SQM/ 502 SQFT

Second Floor 36.5 SQM/ 393 SQFT

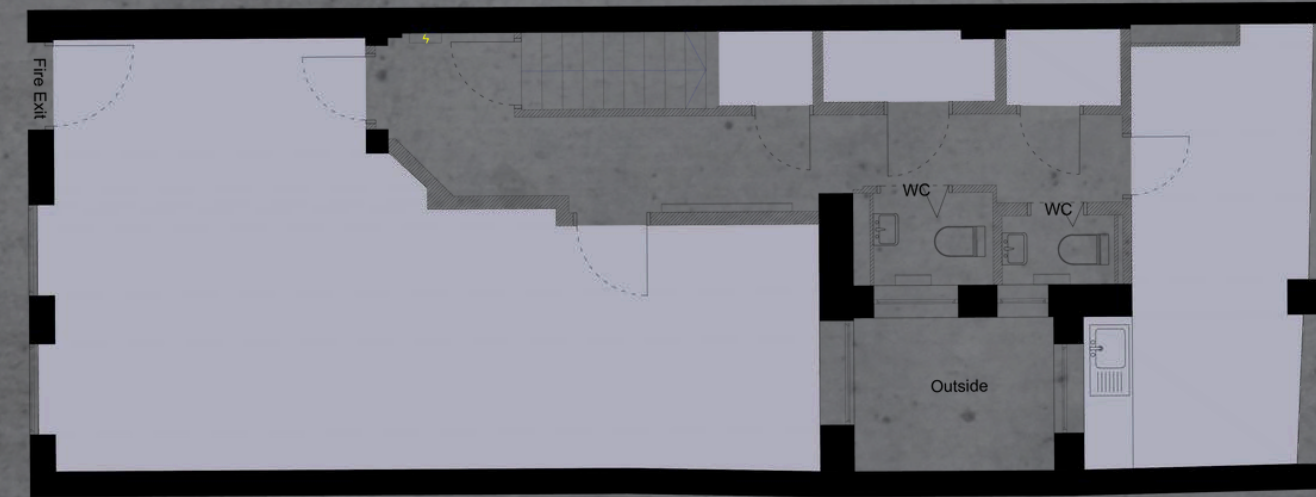
Third Floor 36.9 SQM/ 397 SQFT

Fourth Floor 33.3 SQM/ 358 SQFT

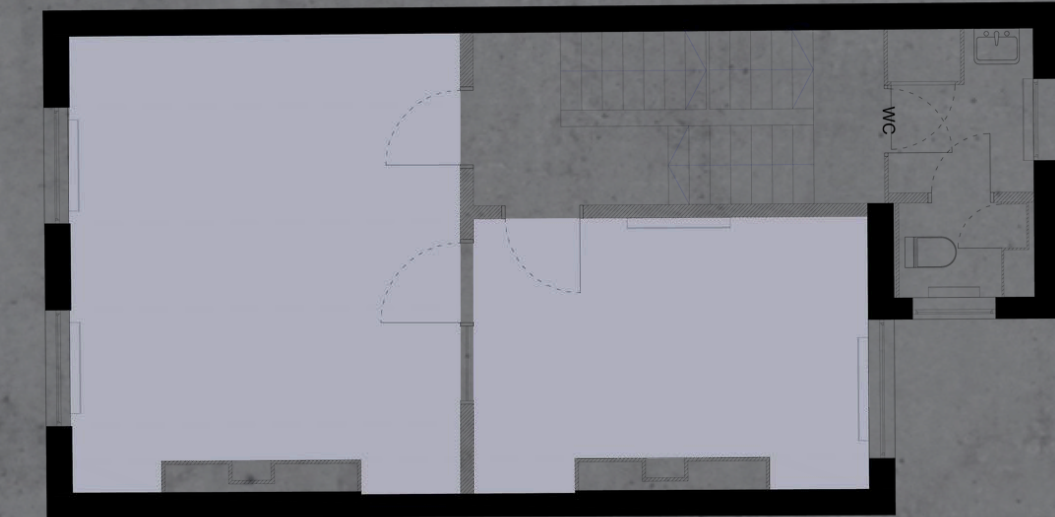


Floor Plans

Not to scale



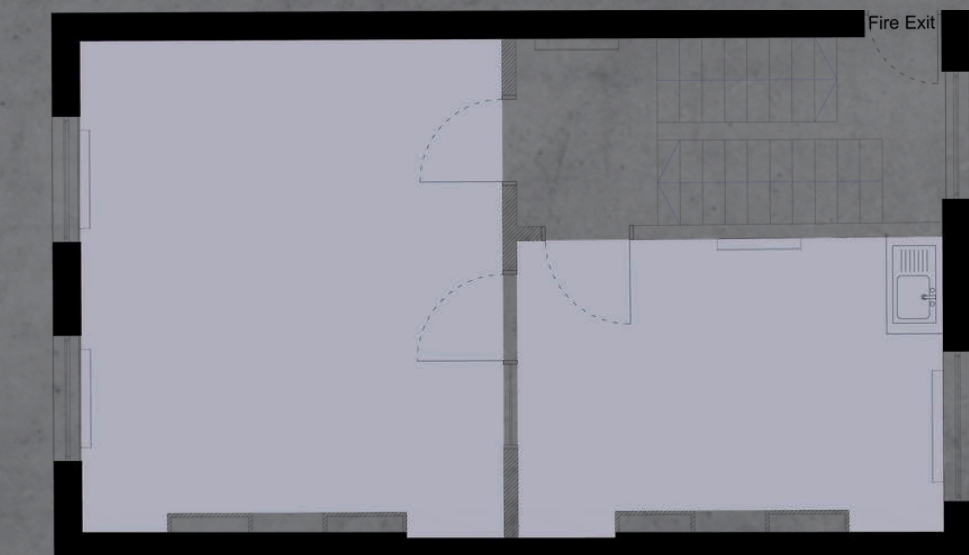
Lower Ground Floor



Second Floor



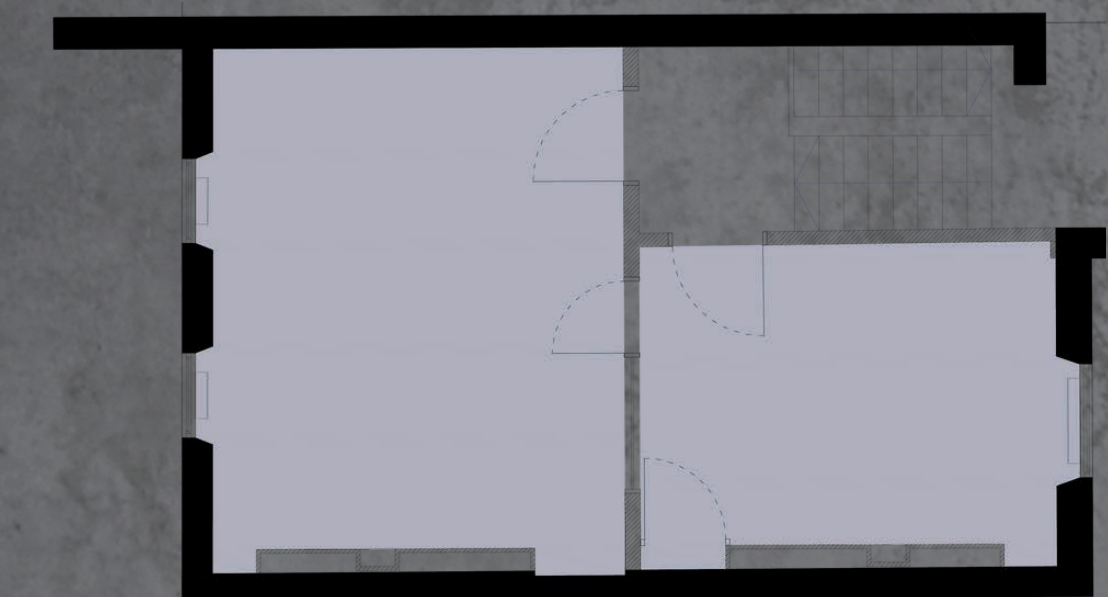
Ground Floor



Third Floor



First Floor



Fourth Floor

Total Size (sq.ft.)	2,672
Quoting Rent (p.a.) excl.	£155,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£66,066
Estimated Occupancy Cost excl. (p.a.)	£221,066

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

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

Available on request.

VAT

TBC.

FLOOR PLANS

Scaling floor plans are 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. February 2025



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