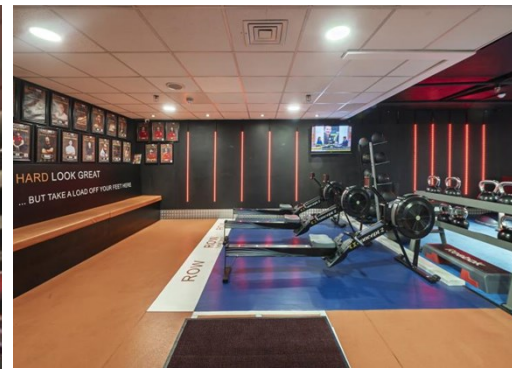


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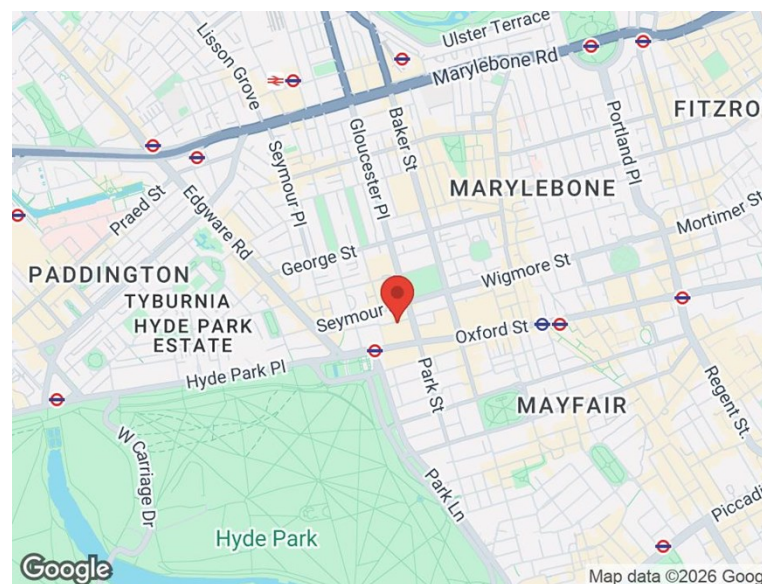
21 Bryanstone Street, London, W1H 7AB

A GROUND FLOOR AND BASEMENT PREMISES FITTED AS A GYM CLOSE TO MARBLE ARCH

TO LET

Area: 9,111.00 FT² (846.44M²) Rent: £250,000 per annum, exclusive of VAT

- Expansive open plan gym area
- Stretching & kettle bell studio
- x9 treatment / consulting rooms
- Conference room
- Ladies & Gents changing rooms
- Kitchen / breakout area
- Private office & x2 staff rooms
- Lift





21 Bryanstone Street, London, W1H 7AB

LOCATION:

The premises are situated on the southerly side of Bryanston Street, in between the junctions with Great Cumberland Place and Portman Street. The area comprises a mix of residential apartments, hotels and high street shops, cafes and restaurants. Other local businesses in Super Drug, TK Maxx, Asics, Boots, Foot Locker, Holland & Barrett, Shop Zen 19, Urban Outfitters, River Island, Zara, Santoro Milan (Italian), Chourangi (Indian), Gordon Ramsey Hells Kitchen at the Cumberland, The Grill at Amba Hotel Marble Arch, Roti Chai (Indian), Steak & Lobster, Zulu (Hamburgers), City of Quebec (pub), The Three Tuns (pub), 104 bar, Blank Street Coffee, Costa Coffee, The Marble Arch Hotel by Thistle, Double Tree by Hilton The Leonard Hotel and Guild Hotel Marle Arch. Further high street shopping is to be found in parallel streets, Oxford Street and Seymore Street. Public transport is accessed via Marble Arch (Central line & buses).

LOCAL AUTHORITY: Westminster

DESCRIPTION:

A part ground floor and basement premises forming part of a 7 storey, red brick, 1930's mixed-use block. The fully glazed ground floor frontage leads to a reception area, 4 treatment rooms, a lift and a broad spiral staircase descending to the basement. The basement area comprises an open plan gym area fitted with a sled track, cardio and weight machines and a free weights area. A changing room block for ladies and gents is positioned to the rear of the principal gym area, together with a disabled access W/C. A separate weights and stretching training area is to the front of the floor; together with 5 further consulting / treatment rooms, a breakout kitchen area, a private back of house office (x4 desks) and conference room / lecture theater. Fire exits are positioned to the front and rear of the basement in addition to the spiral staircase.

The premises are fitted with recessed down lights, a sprinkler system, smoke detectors, emergency lighting, air conditioning (currently not in use), CCTV, a ceiling integrated sound system and 3 phase power supply.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	825.00	76.65
Basement	8,286.00	769.79
TOTAL	9,111.00FT²	846.44M²

FLOOR PLAN:

LEASE TERMS:

To grant a Sub-Lease in line with the Head Lease, which is granted inside the Landlord & Tenant Act 1954, details available on application.

RENT: £250,000.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £152,250 per annum
Rates Payable: £73,080 per annum

NB - We strongly advise that you verify the rates with the City of Westminster's Business Rates Department on 0208 315 2050.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: The premises are subject to VAT.

EPC: Available upon request.

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