

RIB

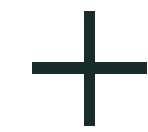
ROBERT IRVING BURNS

NO 111

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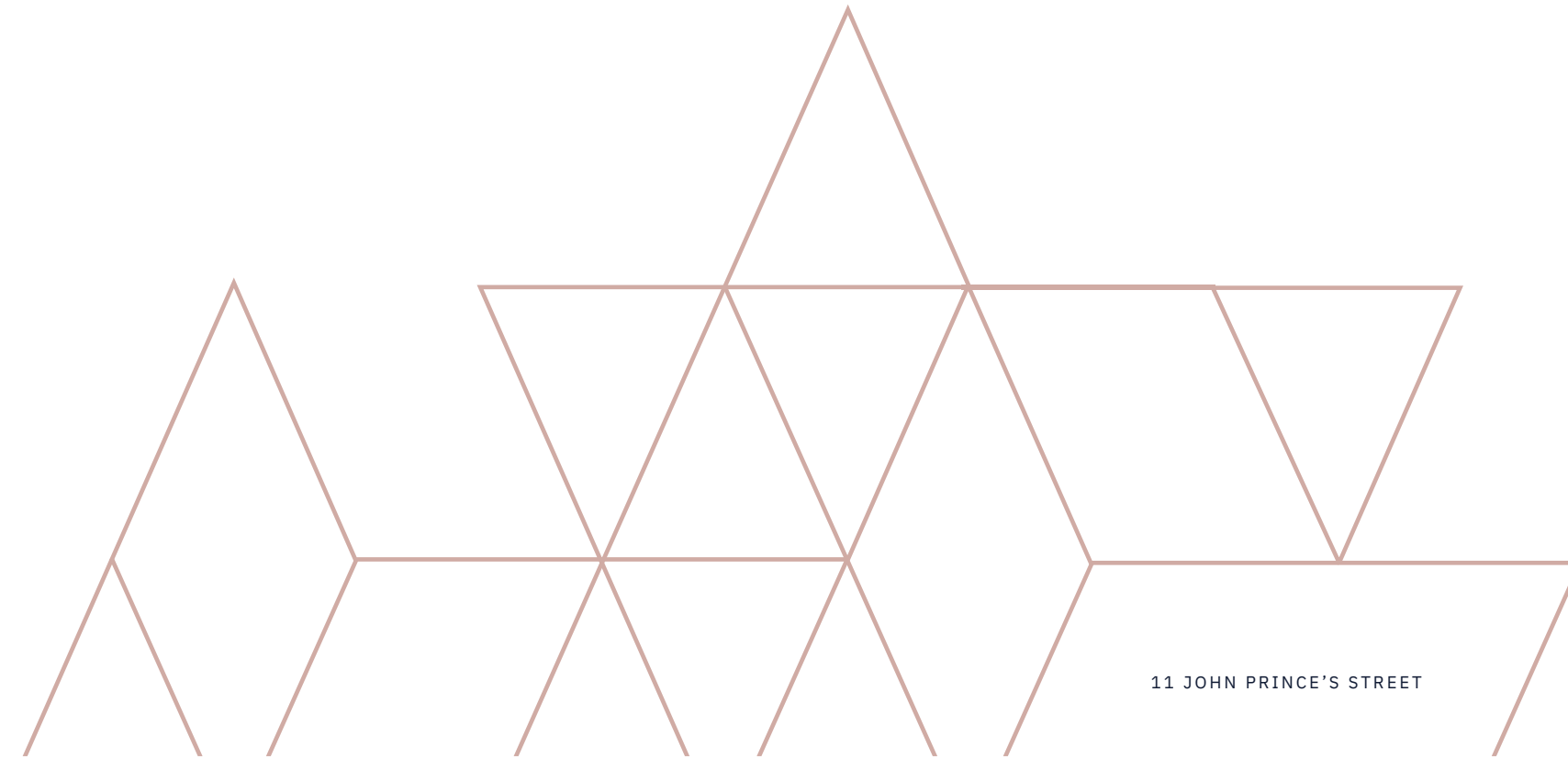
JOHN PRINCE'S STREET

LONDON | W1



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**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

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.



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## Summary Specification

- SELF-CONTAINED
- NEWLY REFURBISHED
- PERIOD BUILDING
- IMPRESSIVE CEILING HEIGHT
- GOOD NATURAL LIGHT
- SMALL OUTSIDE AREA
- DEMISED WC'S
- STRATEGICALLY LOCATED







## Location

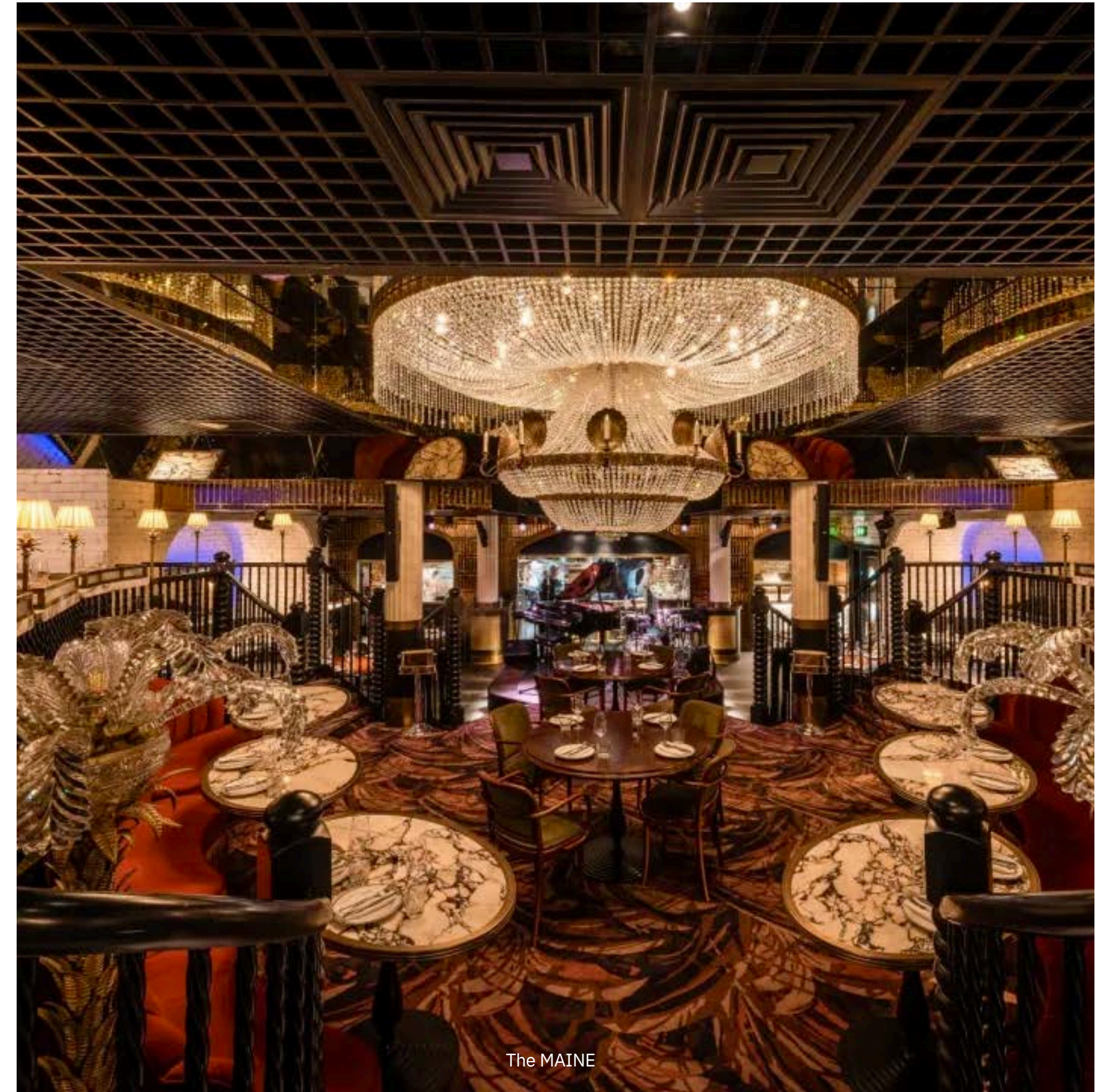
The property is situated on the east side of John Princes Street just to the west of Regent Street in the heart of the West End. Oxford Circus (Central, Victoria and Bakerloo Underground Lines) is close-by and Bond Street (Elizabeth and Central Line) is within easy walking distance. There are multiple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



New Bond Street



The Langham



The MAINE



<b>Total Size (sq.ft.)</b>	<b>2,672</b>
<b>Quoting Rent (p.a.) excl.</b>	<b>£160,000</b>
<b>Service Charge</b>	<b>TBC</b>
<b>Estimated Rates Payable (p.a.)</b>	<b>£67,155</b>
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£227,155</b>

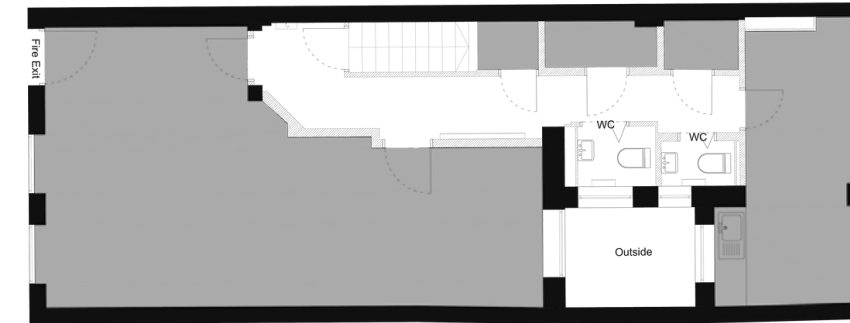
In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such.  
All interested parties are advised to make their own enquires.



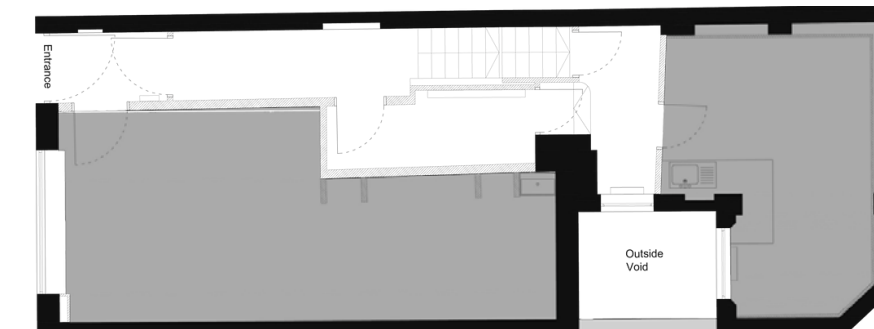
Floor	Total Size
Lower Ground Floor	49.8 SQM/ 536 SQFT
Ground Floor	45.1 SQM/ 485 SQFT
First Floor	46.6 SQM/ 502 SQFT
Second Floor	36.5 SQM/ 393 SQFT
Third Floor	36.9 SQM/ 397 SQFT
Fourth Floor	33.3 SQM/ 358 SQFT
<b>Total</b>	<b>248.2 SQM/ 2,672 SQFT</b>

# Floor Plans

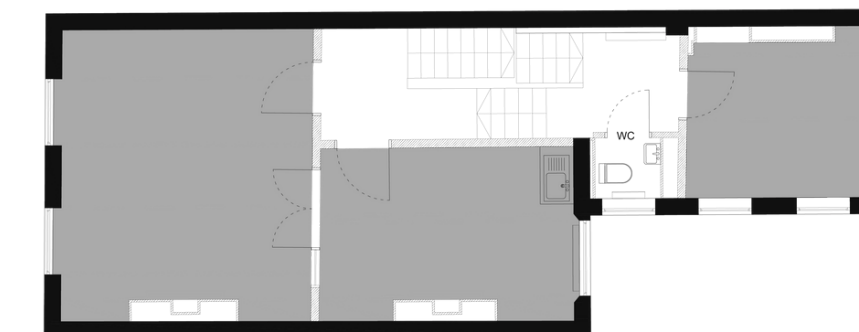
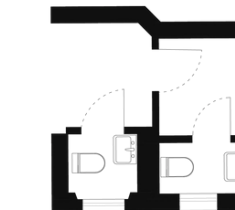
Not to scale



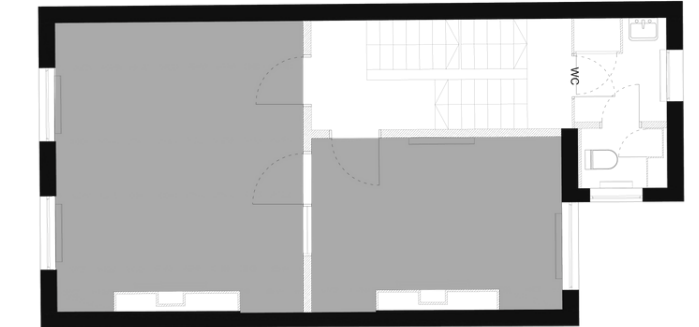
Lower Ground Floor



Ground Floor



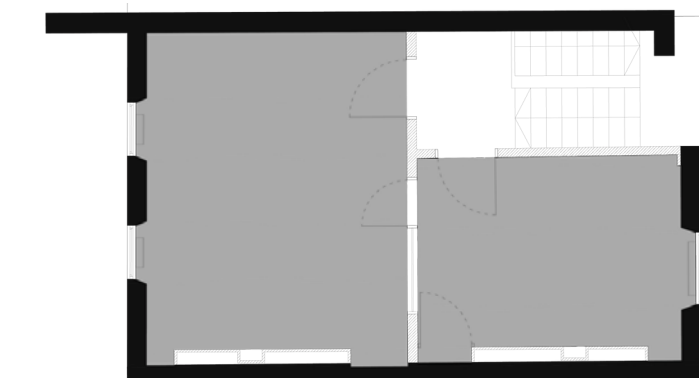
First Floor



Second Floor



Third Floor



Fourth Floor



## 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.

## VAT

TBC

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## FLOOR PLANS

Scaled plans available on request.

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.

April 2025



RIB

ROBERT IRVING BURNS

## CONTACT US

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