

1 Mandeville Place London, W1U 3AW

Prime Marylebone location
525 Sq Ft

Located on the first-floor
Use Class E - ideal for Office,
Workshop / Studio

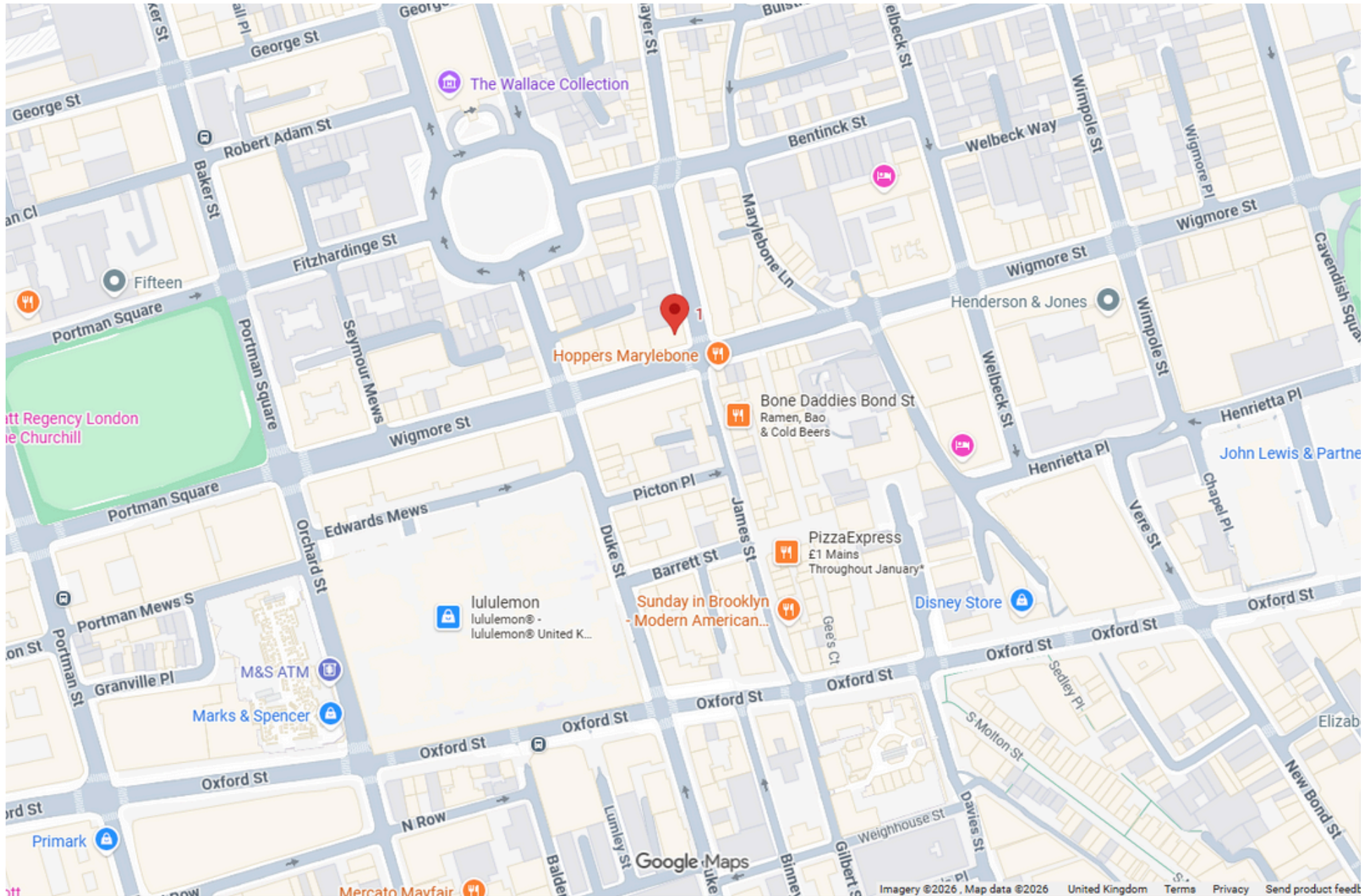
Offers from £40,000 per annum
Available now



**Breckler
Grossmith**



LOCATION:





LOCATION:

The property is situated in a prime central London location in the heart of Marylebone close to Bond Street, Oxford Circus and Marble Arch stations.

As a commercial property in one of the capital's most chic and desirable neighbourhoods, it is ideally located and benefits from a large array of high end shops, offices, residential accommodation and leisure attractions.

Within walking distance of Oxford Street, the Wallace Collection, world renowned stores such as Selfridges and John Lewis, the 4-star Mandeville Hotel, 5-star BoTree Hotel and restaurants including the Ivy, Le Relais de Venise, Lina Stores, Carlotta and Carbone.

ACCOMMODATION:

The first-floor unit was previously fitted out to a high standard by a bespoke tailor.

The unit benefits from:

- Complimentary natural lighting
- Dedicated kitchen area
- Efficient flooring and carpets
- New electrics
- Air conditioning unit
- Generous floor to ceiling height
- CCTV cameras installed in the unit
- Discrete desk partition area
- Video entry to the building
- Dedicated toilet

OTHER FEATURES :

Discreet entrance

24/7 Building Access

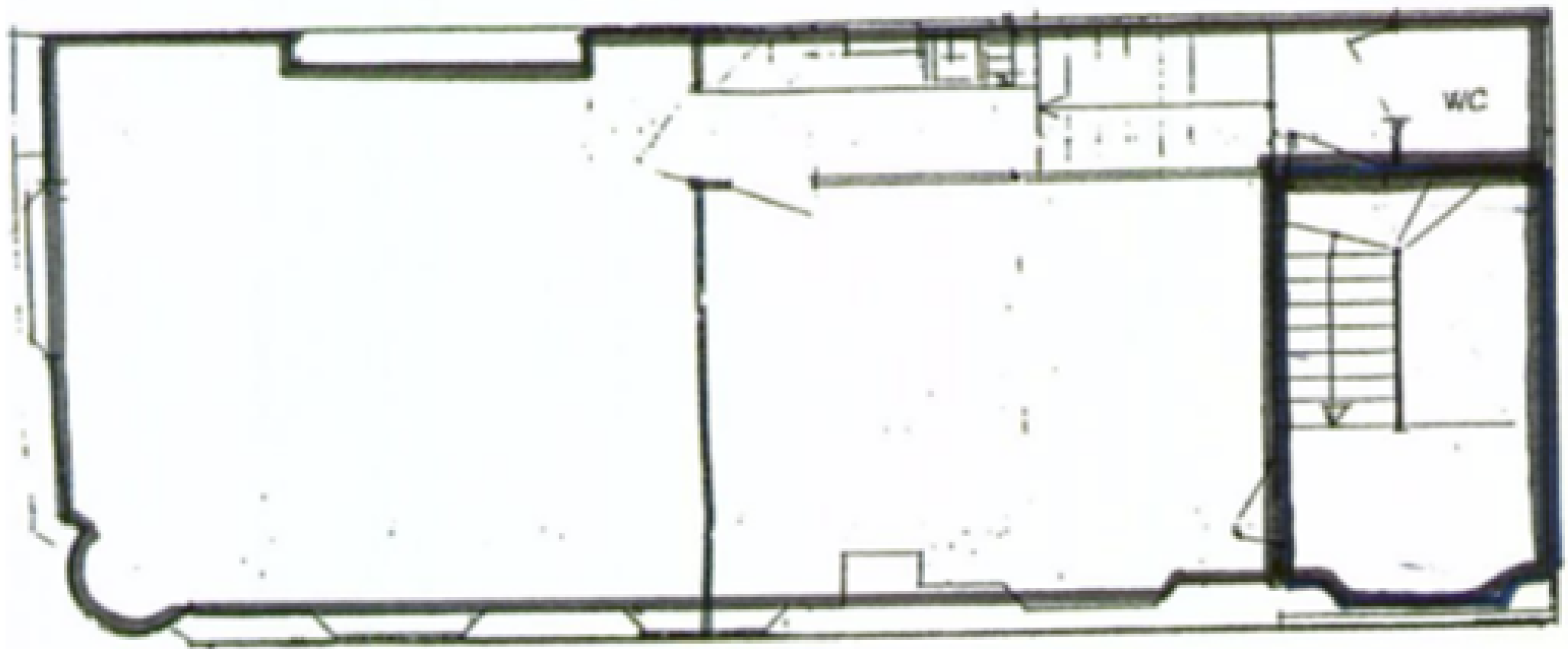
Prime Location in Marylebone

Water supply in the unit

Unique layout

FLOORPLAN:

1st Floor



RENT:

Offers are invited from £40,000 per annum excl.

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred.

SERVICE CHARGE

The estimated service charge for the year ending 31st March 2026 is £7,000 per annum.

INSURANCE:

The estimated insurance premium for the year ending 14th February 2026 is £3,000 per annum.

BUSINESS RATES:

Interested parties are advised to confirm business rates payable with the London City of Westminster.

EPC:

