

**Alexander  
Reece  
Thomson**

**R I B**  
*Robert Irving Burns*

**CREATIVE OFFICE TO LET  
FROM APPROX. 880 – 1,695 Sq. Ft. NIA.**

**77 Ashmill Street  
Marylebone  
NW1 6RA**



### LOCATION

Ashmill Street lies between Lisson Street and Lisson Grove. The immediate vicinity has become synonymous with excellence in design with numerous interior design dealers, architects and galleries located within close proximity. Pleasantly located near the green space of Regent's Park, the property is also a short stroll away to the boutique shops and restaurants of Marylebone and St John's Wood. Marylebone Train Station (both Underground and Overground) is only 0.2 miles away with Baker Street Station and Edgware Road Station also within a short walking distance.

### DESCRIPTION

The bright and spacious office accommodation extends over the ground and lower ground floors of this attractive former public house. With modern interiors throughout, the space offers a large kitchenette, two communal WCs (one with shower) and a fantastic 'centre-piece' courtyard in superb order.

### AMENITIES

Private Courtyard, Excellent Natural Light, Perimeter Trunking, Kitchenette, Communal WC's, Entry Phone, 24 Hour Access, Bike Storage, Security System.

### LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the LTA 1954.

### RENT

**Option 1: "Plug and Play"** – Ground Floor 880 sq ft suite offered on an all-inclusive basis until December 2020 at a rent of £52,500 per annum.

**Option 2: "Traditional Lease"** – The entire Ground and Lower Ground Floors are available by way of a new lease direct with the landlord for a term to be agreed at a rent of £62,500 per annum exclusive.

### SERVICE CHARGE (only applicable for Option 2)

£3,260 per annum

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

Available on Request

### BUSINESS RATES (only applicable for Option 2)

£21,120 per annum (estimated)

### POSSESSION

Upon completion of legal formalities.

### VIEWING

Please contact the joint sole agents:

### ART Surveyors:

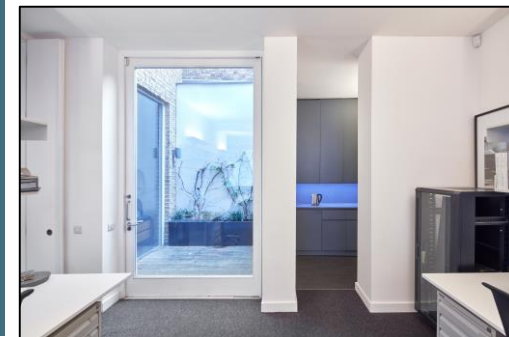
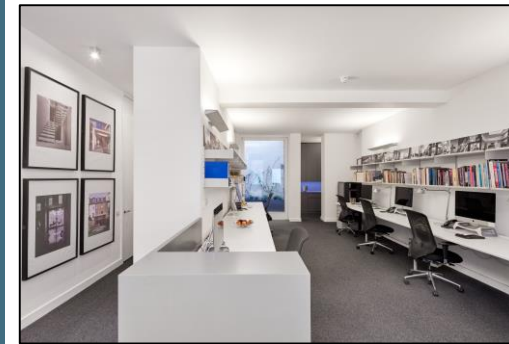
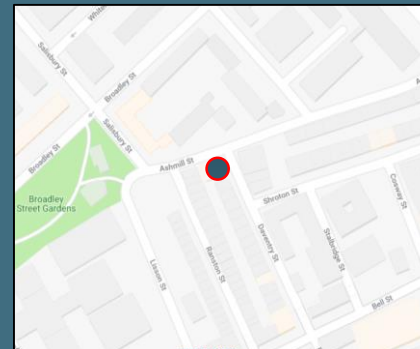
**Seb Norman**  
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**Oliver Hayes**  
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### Robert Irving Burns:

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[archie@rib.co.uk](mailto:archie@rib.co.uk)





**Option 1  
(Ground Floor Right Hand Side Only)**



**BASEMENT PLAN**

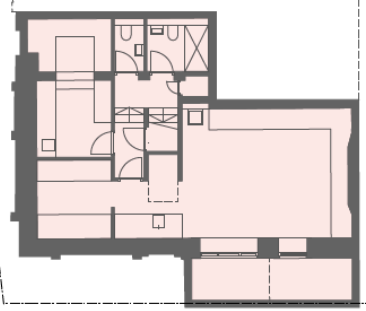
■ LETTABLE SPACE  
■ SHARED SPACE



**GROUND FLOOR PLAN**

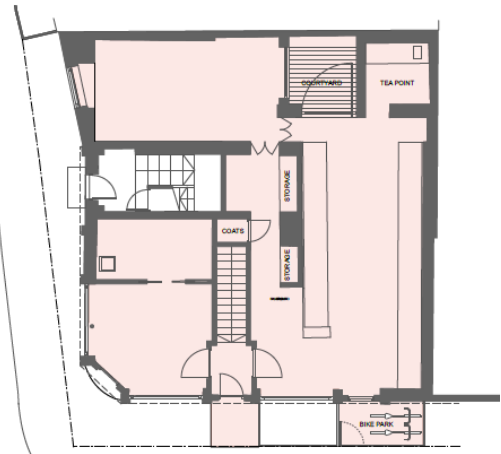
Floor	SQ M	SQ FT
GF (RHS)	82	880
GF (LHS)	23	250
LG	<u>52</u>	<u>565</u>
<b>TOTAL</b>	<b>157</b>	<b>1,695</b>

**Option 2  
(Entire Ground and Lower Ground Floors)**



**BASEMENT PLAN**

■ LETTABLE SPACE



**GROUND FLOOR PLAN**

\* Plans not to scale