



PROMINENT CORNER BUILDING
FREEHOLD FOR SALE
(ACCESS TO PRIVATE GARDEN SQUARE)

ONE DORSET SQUARE

MARYLEBONE, LONDON

EXECUTIVE SUMMARY

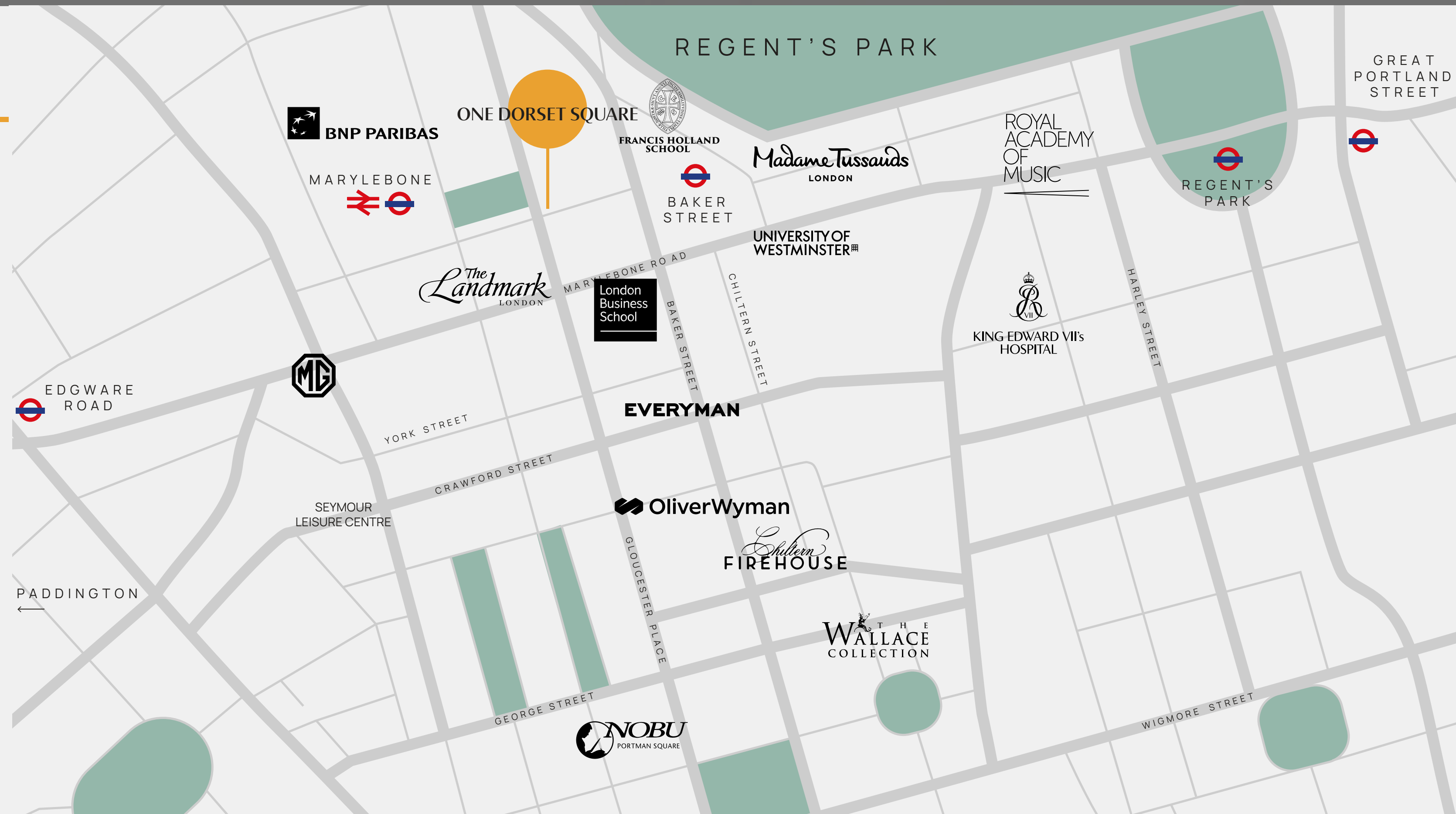
- Prime West End Freehold overlooking and with private access to one of London's most picturesque gardens.
- Potential for a wide variety of uses.
- Close proximity to mainline and underground services at Marylebone, Baker Street & Edgware Road.
- Historic Grade II listed building, previously used as a language school and formally by the French Resistance during World War II, known as Spy Corner during the period.
- Marylebone is a thriving district that has become one of London's most vibrant areas and is a favoured destination for companies in multiple industries.
- The property measures 5,324 SQ.FT (494.6 SQ.M) Gross Internal Area (GIA).
- The Freehold is offered for sale with full vacant possession.



LOCATION

Dorset Square is situated in the heart of London's West End within the vibrant district of Marylebone. Bordered by Regent's Park to the North, Fitzrovia to the East, Mayfair to the South, and Paddington to the West, Marylebone stands out as one of the most dynamic West End 'villages'.

This affluent area is renowned for its exclusive boutiques, upscale shops, and acclaimed restaurants, including notable establishments like The Landmark Hotel, Chiltern Firehouse, and Nobu Hotel Portman Square. The presence of these fashionable hotels and a diverse range of high-quality amenities complements Marylebone's affluent residential community, creating a desirable and lively enclave within London.





Marylebone High Street



Madame Tussauds



Harley Street



Nobu



Marylebone Station

MARYLEBONE

Marylebone distinguishes itself as one of London's most vibrant and desirable submarkets. Renowned for its prestigious addresses, diverse cultural attractions, and outstanding medical and educational institutions like The Wallace Collection, Royal Academy of Music, and London Business School, Marylebone also features an impressive retail and leisure landscape. This encompasses charming boutique shops and cafes, as well as museums and Michelin-starred restaurants such as Trishna, Locanda Locatelli, and Kol.



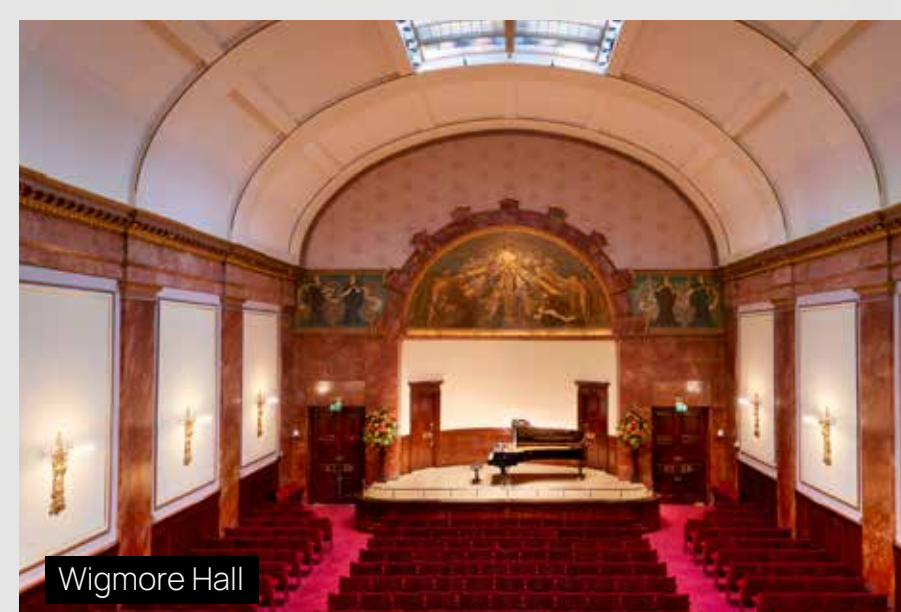
Chiltern Firehouse



London Business School



The Wallace Collection



Wigmore Hall



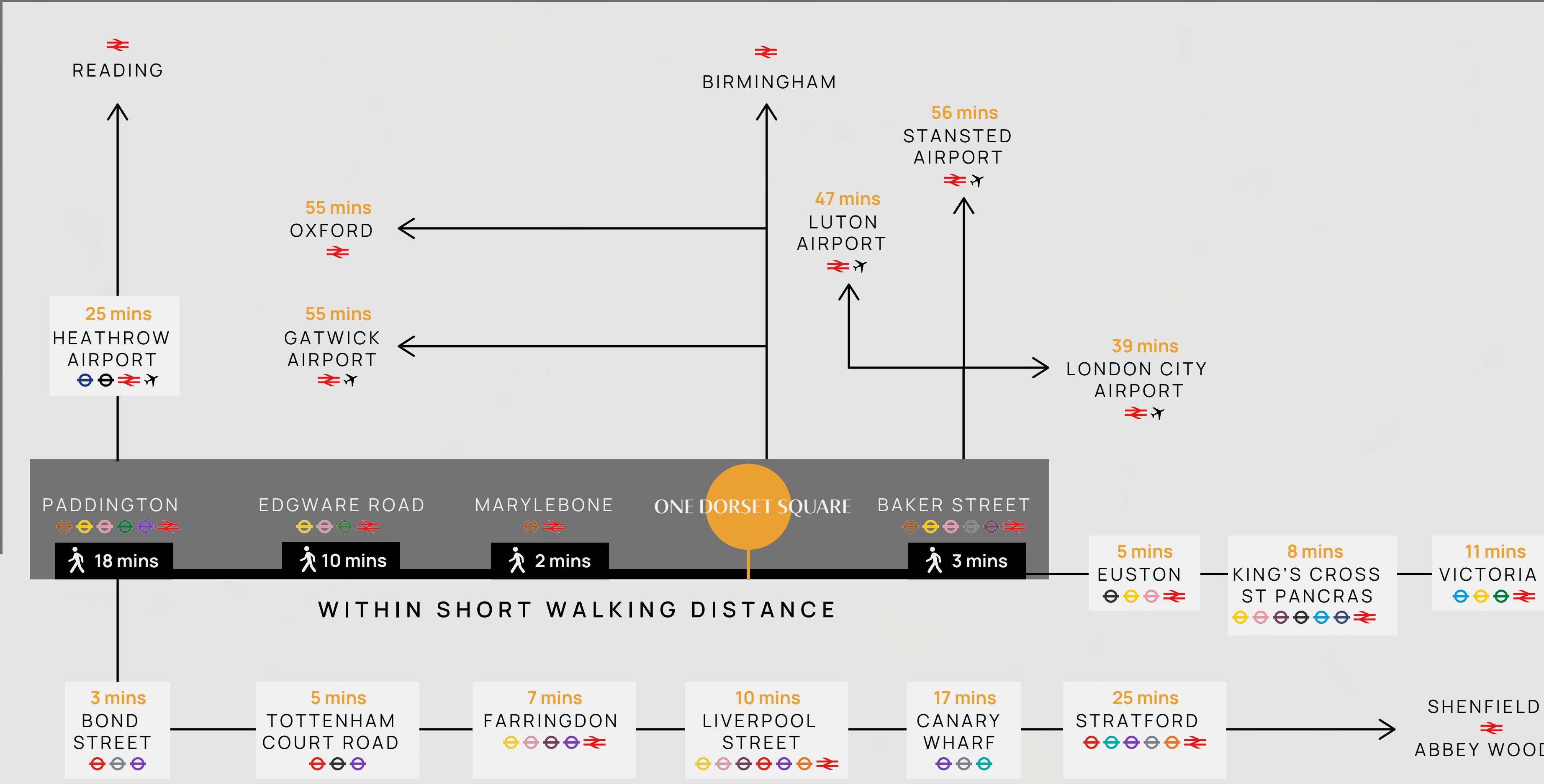
The Sherlock Holmes Museum

SITUATION & CONNECTIVITY

The property is positioned on the Eastern side of Dorset Square, just 100m away from Marylebone Station, a bustling transportation hub that welcomes approximately 14 million passengers to London each year.

Additionally, the property enjoys proximity to the picturesque landscapes of Regent's Park. Dorset Square features a diverse array of establishments, including of hotels, apartments, offices, educational and medical buildings, all surrounding meticulously maintained central gardens.

The building is within a 5 minute walk to both Marylebone and Baker Street stations.



DESCRIPTION

One Dorset Square is a Grade II listed corner building featuring high ceilings and abundant natural light. This property stands as an example of Georgian architecture, with a rich history rooted in its location on the site of the historic Lord's Cricket Ground (Dorset Fields), redeveloped in the 1810s. During World War II, it served as the premises for the Special Operations Executive, known as Spy Corner. In recognition of the agents' bravery during dangerous missions in France, a plaque was unveiled in 1957 by the late Queen Mother.

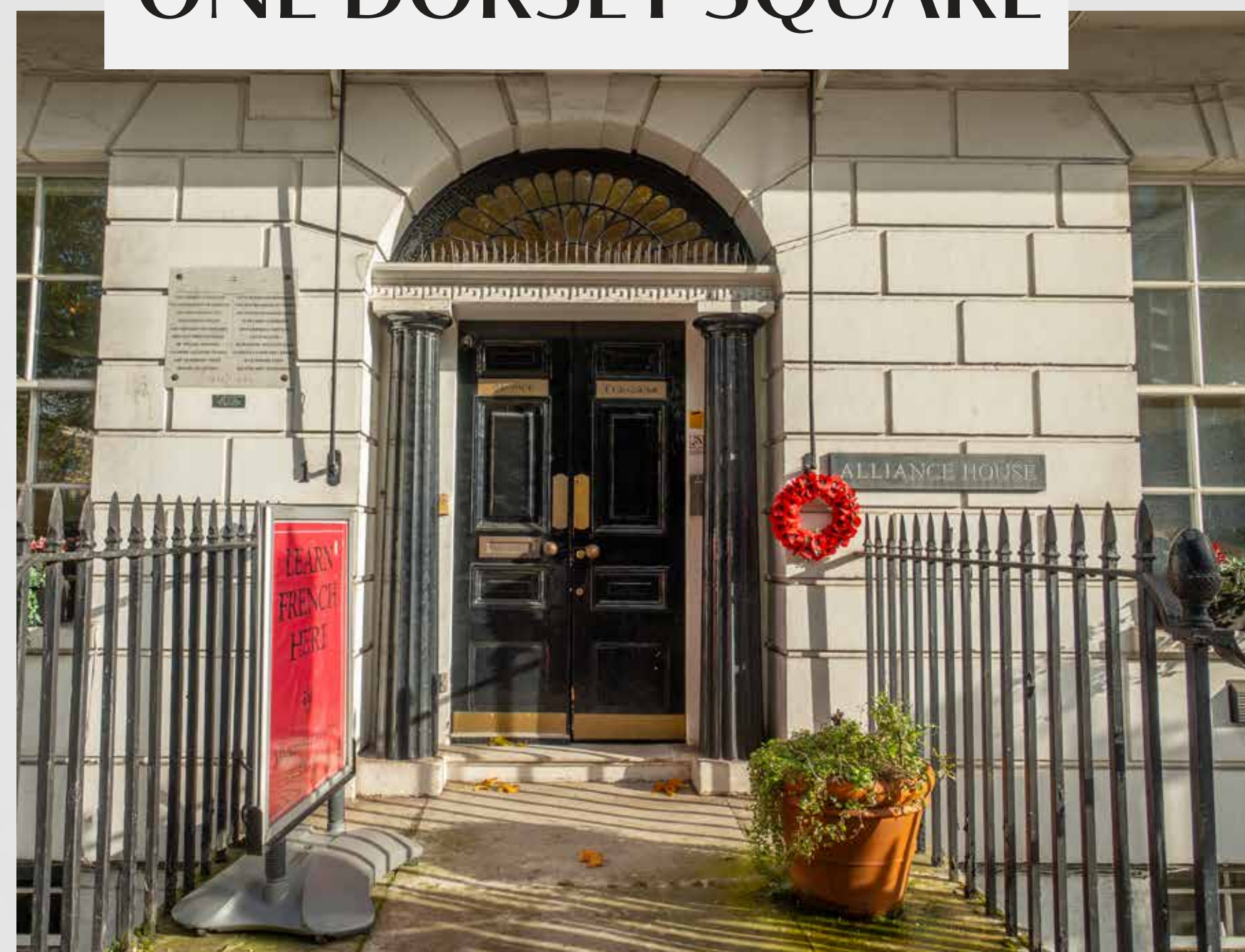
The property is well-suited for various purposes, including an educational facility, office space, or a medical/healthcare establishment. Subject to obtaining necessary planning consents, residential accommodation may also be a viable option.





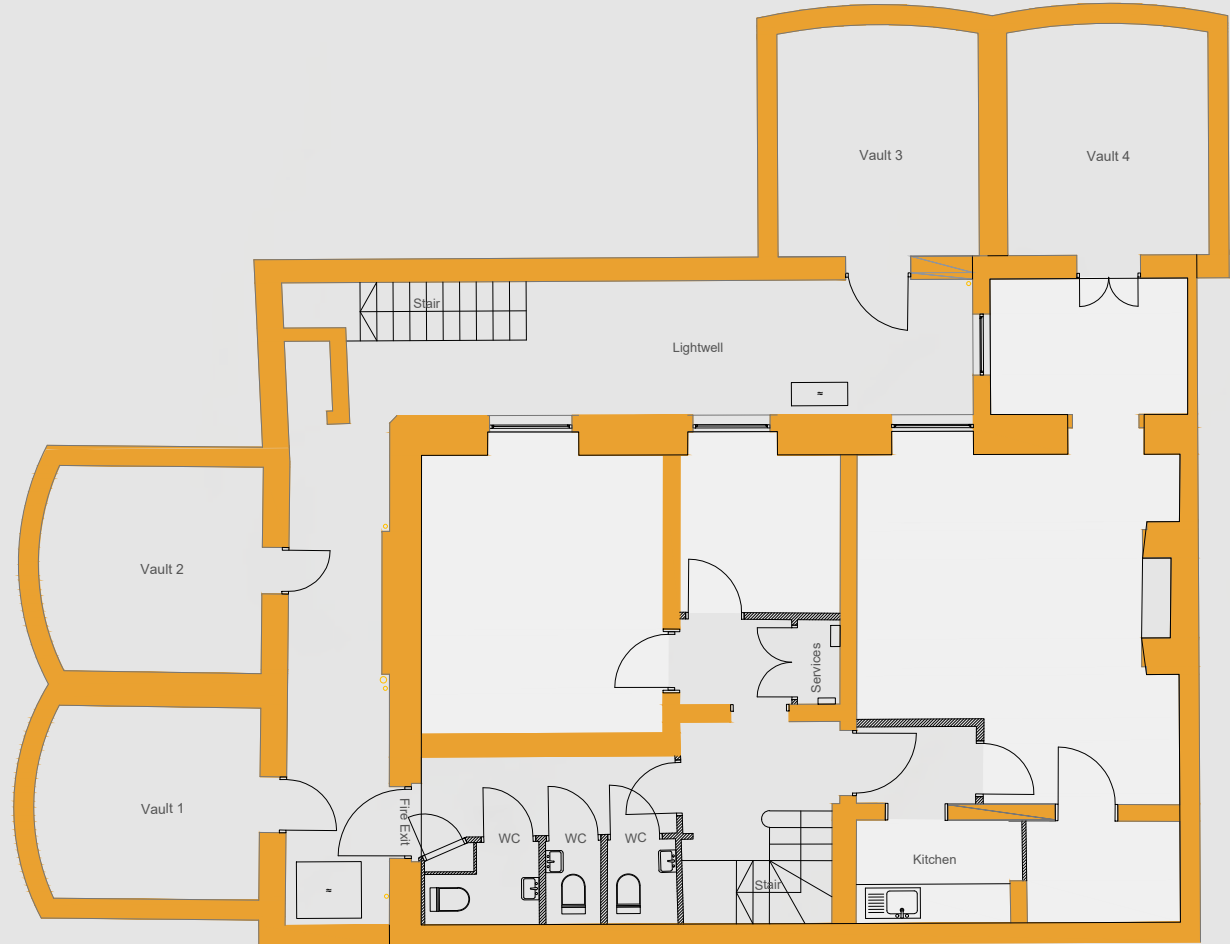


ONE DORSET SQUARE

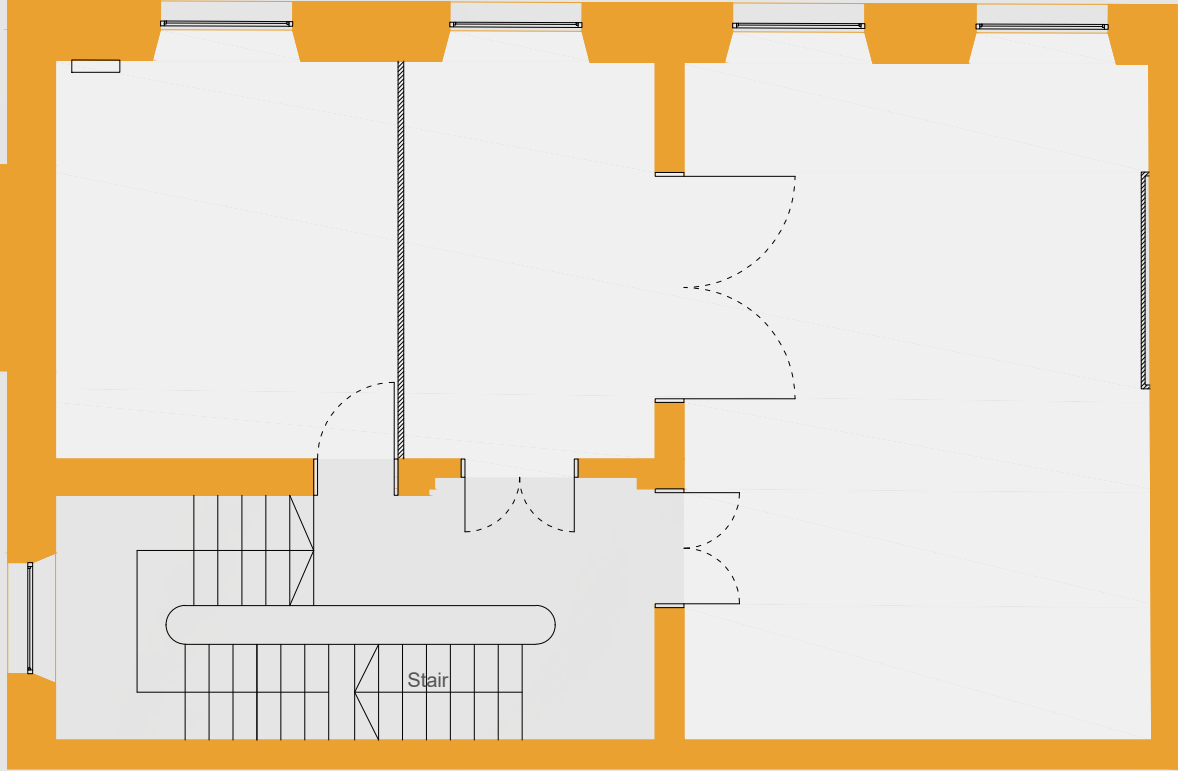


ACCOMMODATION & FLOOR PLANS

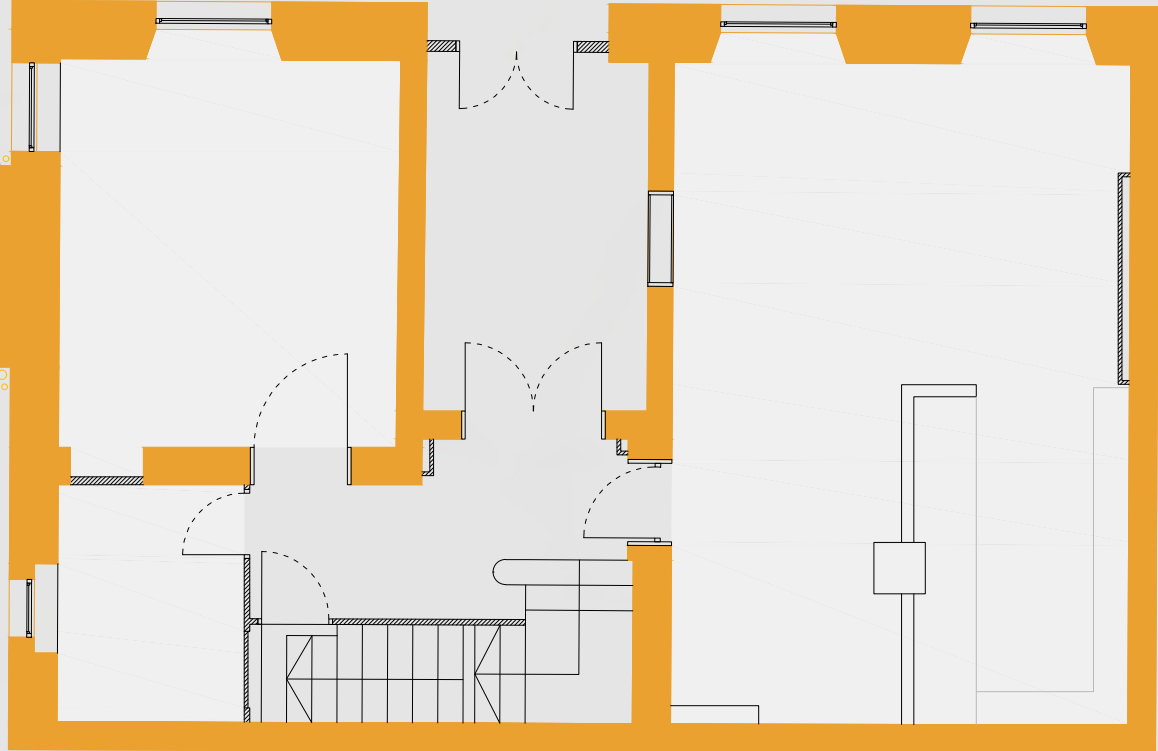
Gross Internal Area	SQ.FT	SQ.M
Third Floor	934	118.2
Second Floor	900	82.9
First Floor	891	82.7
Ground Floor	893	83.6
Lower Grnd Floor	1,272	86.7
Vaults	434	40.3
Total GIA	5,324	494.6



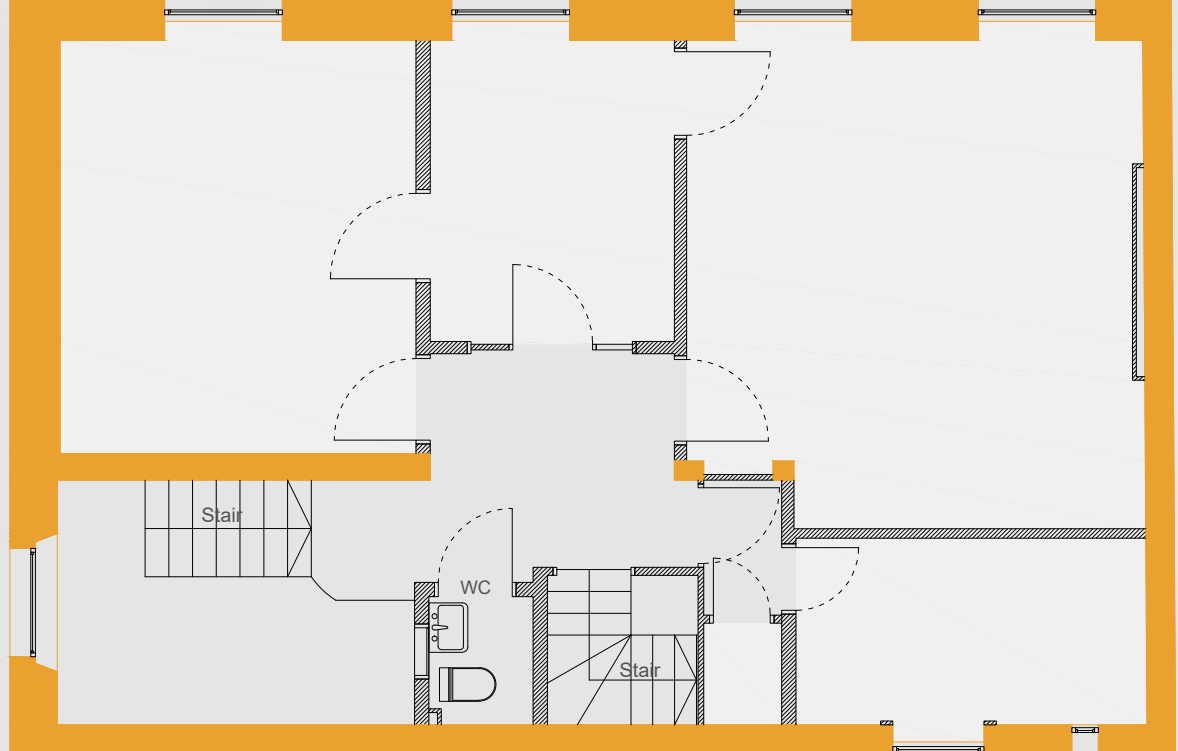
Lower Ground Floor



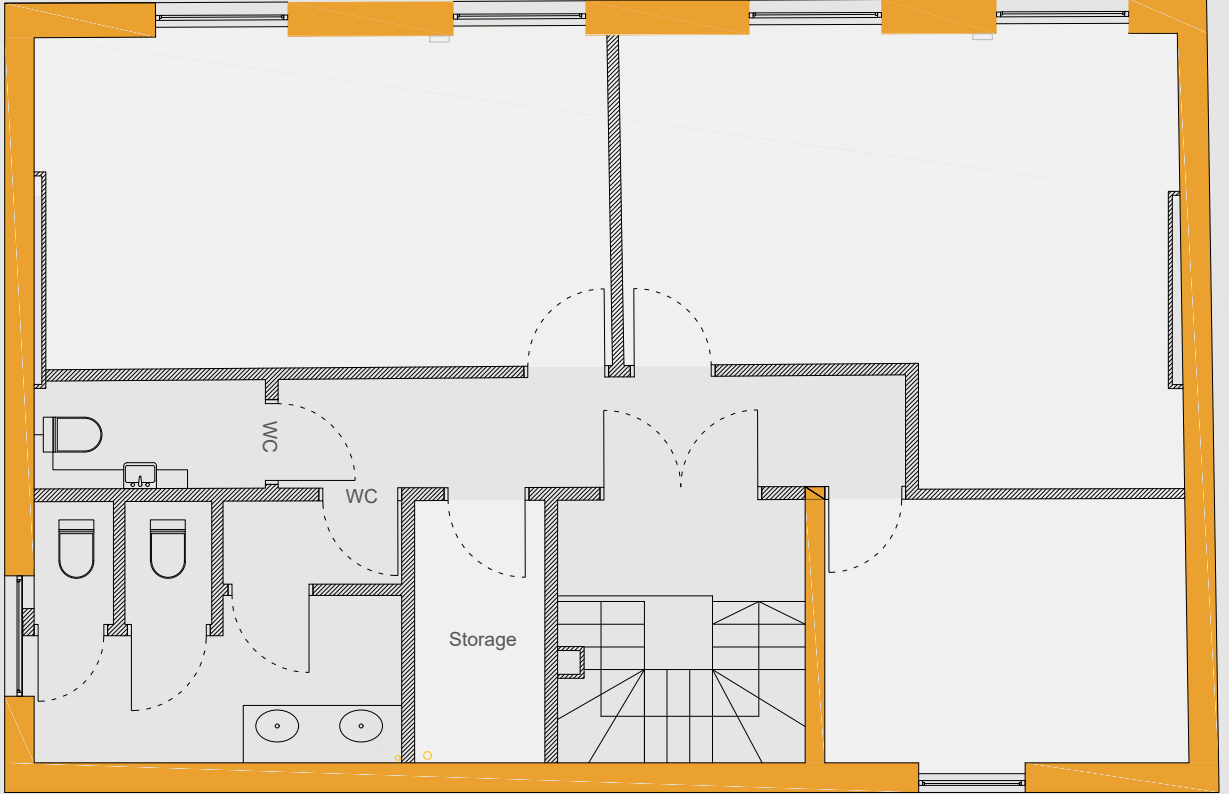
First Floor



Ground Floor



Second Floor



Third Floor

Note: The above information has been provided to us by a third party and interested parties should verify this information as part of their due diligence.

TERMS

The property is offered for sale as a Freehold with Vacant Possession.

Alternatively, a new lease may be available for a term by arrangement, to be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II), as amended.

PLANNING

The property was previously occupied by Alliance Française de Londres, with a personal consent for Education use. Preliminary advice suggested that Westminster City Council will consider the site to be 'nil use'.

EPC

The property has an EPC rating B-27.

VAT

The property is not elected for VAT.

PRICE

Upon Application.

FLOOR PLANS

Scaled floor plans are 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.

January 2024.

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RIB

ROBERT IRVING BURNS



SAVOY STEWART
COMMERCIAL PROPERTY