



88 CRAWFORD STREET

LONDON W1H 2EJ

Self-Contained Long Leasehold
Office/Showroom
with Vacant Possession

For Sale

Total NIA 2,317 sq.ft. (215 sq.m.)

RIB

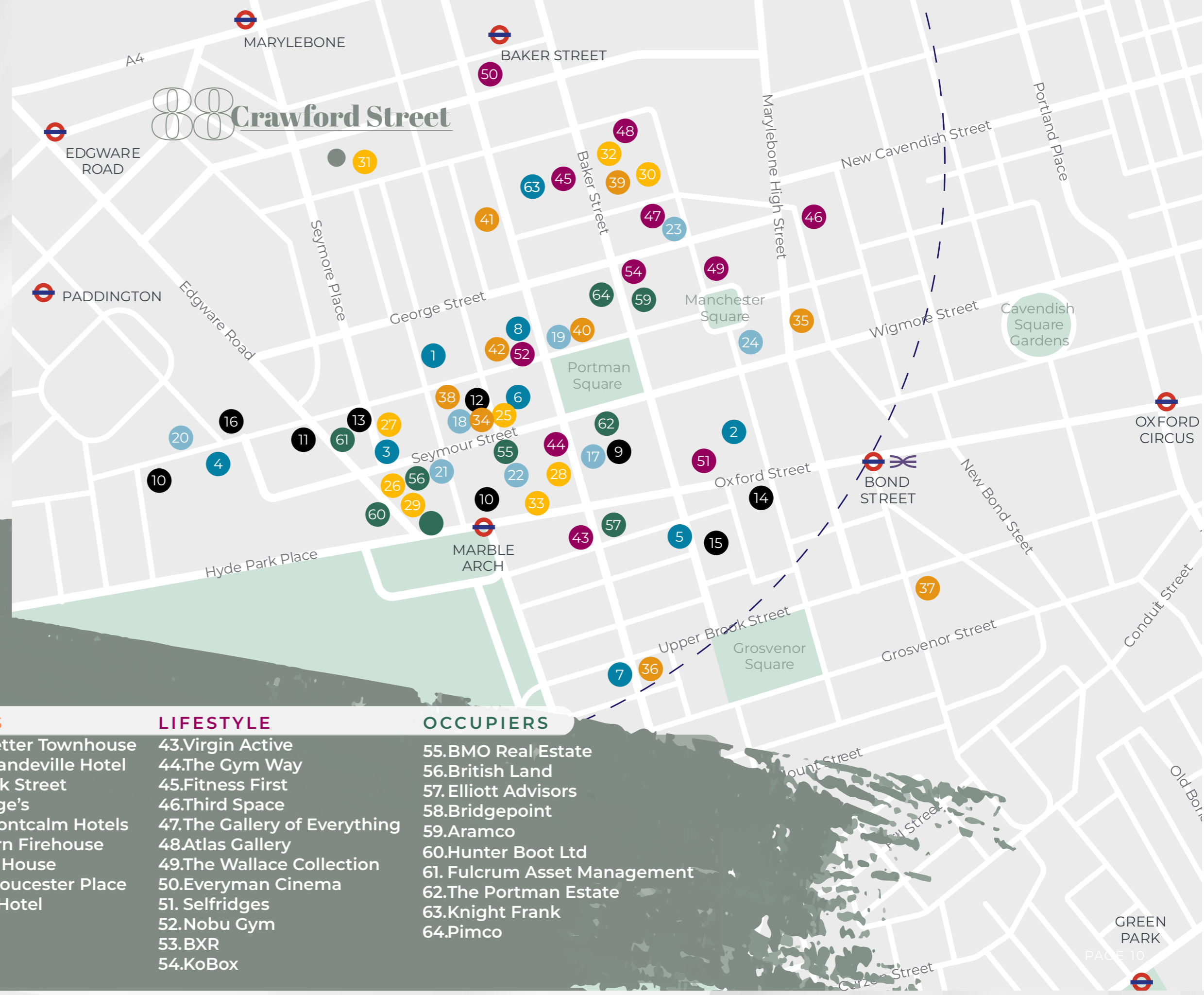
ROBERT IRVING BURNS



LOCATION

The property is situated on the south side of Crawford Street between Seymour Place and Wyndham Place. The building benefits from excellent transport links being within easy walking distance to Marylebone, Baker Street, Edgware Road and Paddington Stations.

The area is well diversified with retailers and restaurants and benefitting from being nearby to Marylebone High Street.



FINE DINING

1. TOKii
2. Brasserie of Light
3. The Italian Greyhound
4. Casa Mavelo
5. Roka Mayfair
6. Locanda Locatelli
7. Le Gavroche
8. Nobu

LUNCH

9. Roti Chai
10. Abasto
11. Ranoush Juice
12. Zayna
13. So French
14. Burger & Lobster
15. Mercato Mayfair
16. Colbeh

DRINKS

17. The Three Tuns
18. Seymour's Parlour
19. Home House
20. Duke of Kendal
21. Vinoteca Marylebone
22. City of Quebec
23. Purl London
24. Devonshire Arms

COFFEE

25. Daisy Green
26. Starbucks
27. GAIL's Bakery
28. Pret a Manger
29. PAUL Marble Arch
30. The Monocle Café
31. Boxcar Baker
32. Chiltern Street Deli
33. BloomsYard

HOTELS

34. The Zetter Townhouse
35. The Mandeville Hotel
36. 47 Park Street
37. Claridge's
38. The Montcalm Hotels
39. Chiltern Firehouse
40. Home House
41. Z at Gloucester Place
42. Nobu Hotel

LIFESTYLE

43. Virgin Active
44. The Gym Way
45. Fitness First
46. Third Space
47. The Gallery of Everything
48. Atlas Gallery
49. The Wallace Collection
50. Everyman Cinema
51. Selfridges
52. Nobu Gym
53. BXR
54. KoBox

OCCUPIERS

55. BMO Real Estate
56. British Land
57. Elliott Advisors
58. Bridgepoint
59. Aramco
60. Hunter Boot Ltd
61. Fulcrum Asset Management
62. The Portman Estate
63. Knight Frank
64. Pimco

CONNECTIONS



TRAVEL DISTANCES



5 min

VICTORIA
VIA OXFORD CIRCUS

●●●⚡GX

6 min

WATERLOO
VIA BOND STREET

⚡

7 min

KING'S CROSS
VIA OXFORD CIRCUS

●●●●●⚡⊕

10 min

LONDON BRIDGE
VIA BOND STREET

⚡

10 min

BANK
VIA MARBLE ARCH

●●●

DESCRIPTION

An impressive self-contained office/showroom spanning both ground and lower ground floors.

The ground floor boasts a generous 3-meter floor-to-ceiling height, accompanied by substantial window frontage along Crawford Street. The lower ground floor is split into a large meeting room, board room, kitchenette, storage room and three separate W/C's. The net internal area is 2,317 sq. ft. (215.3 sq.m.) and the gross internal area is approximately 2,616 sq.ft. (243.02 sq.m.).

AMENITIES



Kitchenette



Skylights to Basement



Ground Floor to Ceiling Height: 3m



Front Facia (Width): 11.74m



W/Cs



FLOOR AREA:

GROUND FLOOR

1,146 sq. ft. / 106.5 sq.m.

LOWER GROUND FLOOR

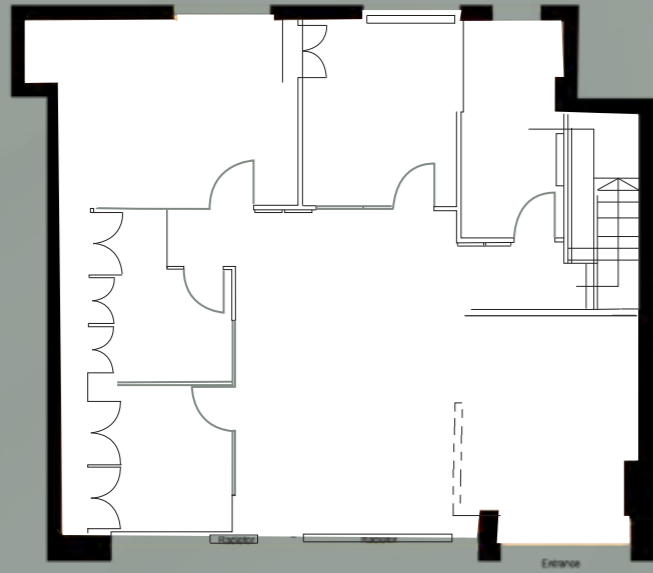
1,171 sq. ft. / 108.8 sq.m.

TOTAL NIA

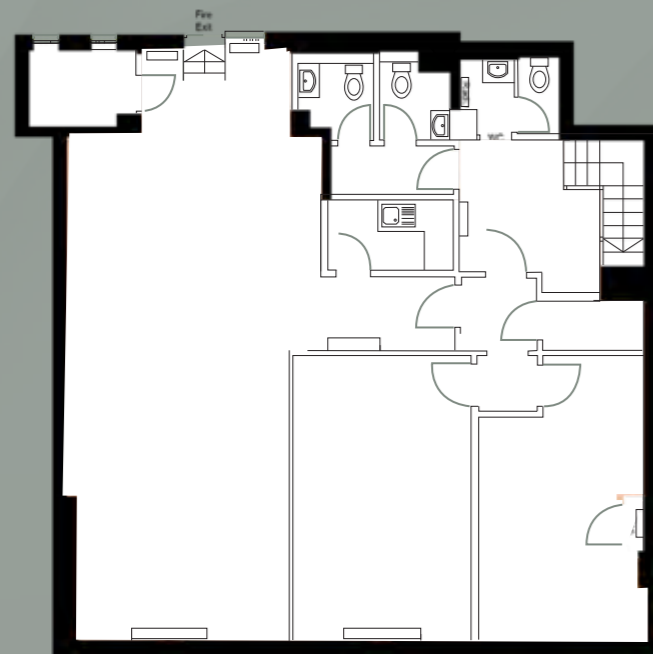
2,317 sq. ft. / 215.3 sq.m.



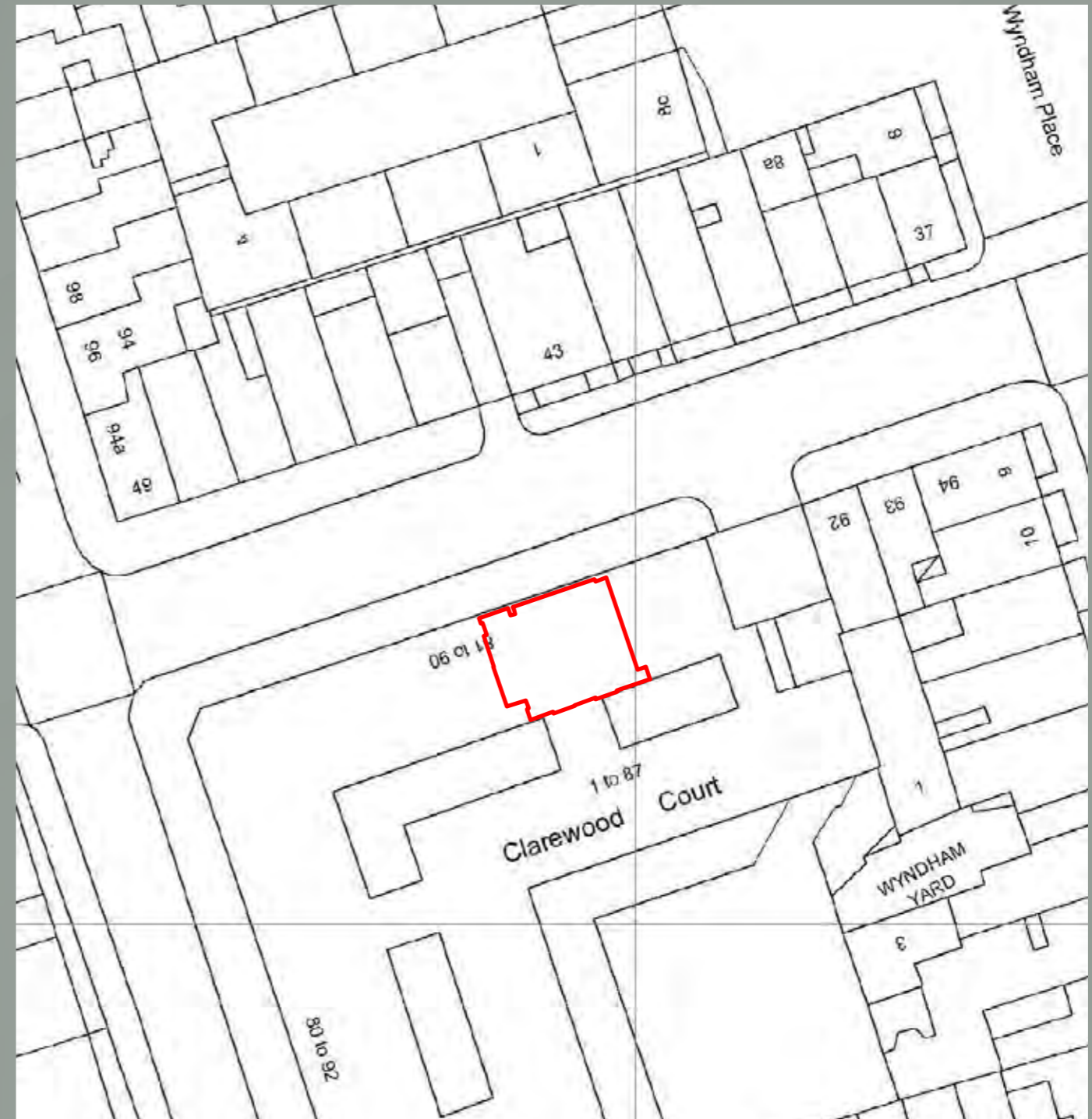
FLOOR PLANS



GROUND



LOWER
GROUND



For identification purposes only.

TENURE

A sale of the long leasehold interest expiring in 2106 (82 years unexpired).

LEGAL COST

Each party is to bear their own legal cost.

EPC

The property has an EPC rating of C – 70.

VAT

The property is not elected for VAT.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

PRICE

Upon application.

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.

February 2024

CONTACTS

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is positioned between the 'R' and 'B' and is slightly smaller and more condensed. The background behind the logo is a dark, textured, abstract shape that resembles a stylized mountain or a splash of paint.

ROBERT IRVING BURNS