

**metruís**

**8 DURWESTON STREET**

**MARYLEBONE**

**CHARMING SELF-CONTAINED MEWS BUILDING UNDERGOING REFURBISHMENT**

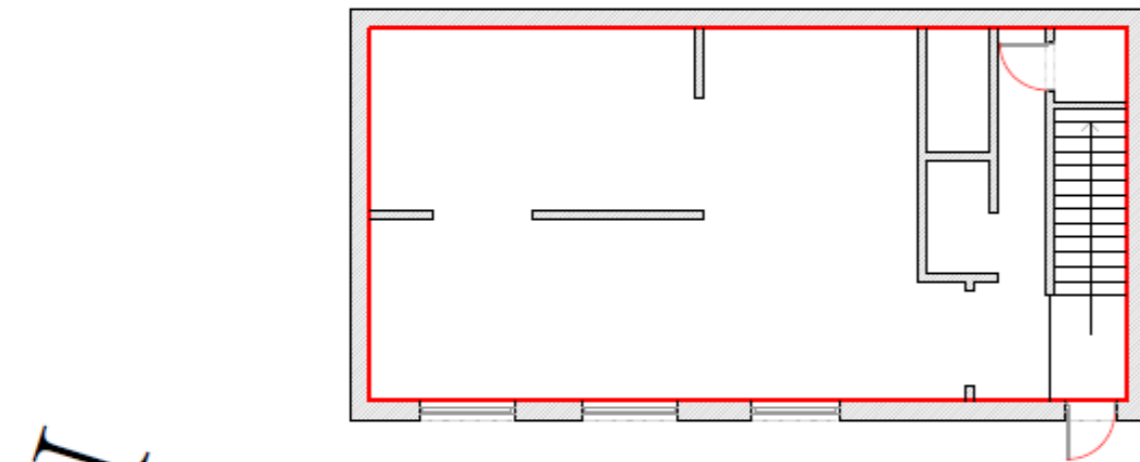


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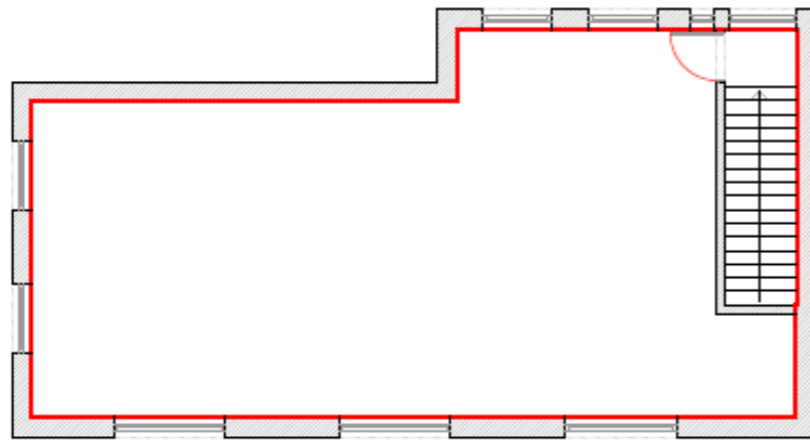


8 DURWESTON STREET LONDON W1





Ground Floor



First Floor



Site Plan Scale 1:1250



Scale Bar 1:100

Project: 8 Durweston Street London W1H 1EW

Flat Plan Key: Red Outline shows Demise

Scale: 1:100@A3 March 2024

1EW.G.F&F.F.001



### SOMEWHERE TO EAT

Take advantage of being in the heart of Marylebone with many varieties of different restaurants from casual dining, street food all the way to Michelin Star restaurants



### SOMEWHERE TO WALK AND RELAX

Just a short walk from London's iconic Regents Park providing a great place to walk, relax, sit or eat lunch.



### SOMEWHERE TO TRAVEL

Within walking distance of Marylebone, Baker Street, Edgware Road and Regents Park Underground Stations



### SOMEWHERE TO DO SOMETHING DIFFERENT

Located on the iconic Baker Street why not take a visit to the Sherlock Holmes Museum located just a few minutes away





**DRINKS**

Chiltern Firehouse  
The Globe  
The Three Tuns

**BEAUTY & WELLBEING**

Hiroko Takahata  
Crystal Palace Beauty & Nails  
Aloe Thai Massage  
Nailstation  
Tony's Barber shop  
Fitness First

**MEDICAL**

Marylebone Health Clinic  
Harley Street Clinic  
Roodlane Medical  
Wimpole Street Dental Clinic  
Crescent Dental

**CULTURE**

Sherlock Holmes Museum  
The Old Marylebone Town hall  
Madame Tussauds

**SHOPPING**

River Island  
Uban Outfitters  
Foot Locker  
Magnus Shoes

**COFFEE**

Joe & The Juice  
Sara Café  
Esmond Coffee Shop  
Pret a Manger  
106 Baker Street

**FOOD**

Two Point Thai  
Ishtar  
Honest Burger  
Rosa's Thai  
Sushi Moka Marylebone



## ACCOMMODATION

The Property is located on the northern side of Marylebone just off of York Street within close proximity of Baker Street.

The property further benefits from excellent transport links surrounded by plenty of bars, cafes, restaurants, and historical buildings all within a short walking distance.

The available accommodation is arranged over Ground and First Floor. The building is undergoing an extensive refurbishment which will provide a stunning space benefiting from great natural light and floor to ceiling height. The building will benefit from a brand new entrance being created and will also have a shared terrace.

## TERMS

New lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended.

## TIMING

Available May 2024

## EPC

EPC available upon request

## CONNECTIVITY

Marylebone Underground Station - 0.2mi  
Baker Street Underground Station - 0.3mi  
Edgware Road Underground Station - 0.5mi  
Marble Arch Underground Station - 0.6mi  
Regents Park Underground Station - 0.7mi  
Euston Station - 1.3mi

## FEATURES

- Newly fitted kitchen
- Showers
- Outdoor terrace
- Reception area
- Self-contained charming mews property
- Shared outdoor terrace
- New windows throughout
- New entrance being created.



## ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive	Availability
Ground	686	63.8	80.00	18.83	98.33	11,019	132,235	May 2024
1st	652	60.5						
<b>Total</b>	<b>1,338</b>	<b>124.3</b>						

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority





## CONTACT

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