

TO LET
SUPERIOR SELF-CONTAINED
HQ

ALEXANDER HOUSE

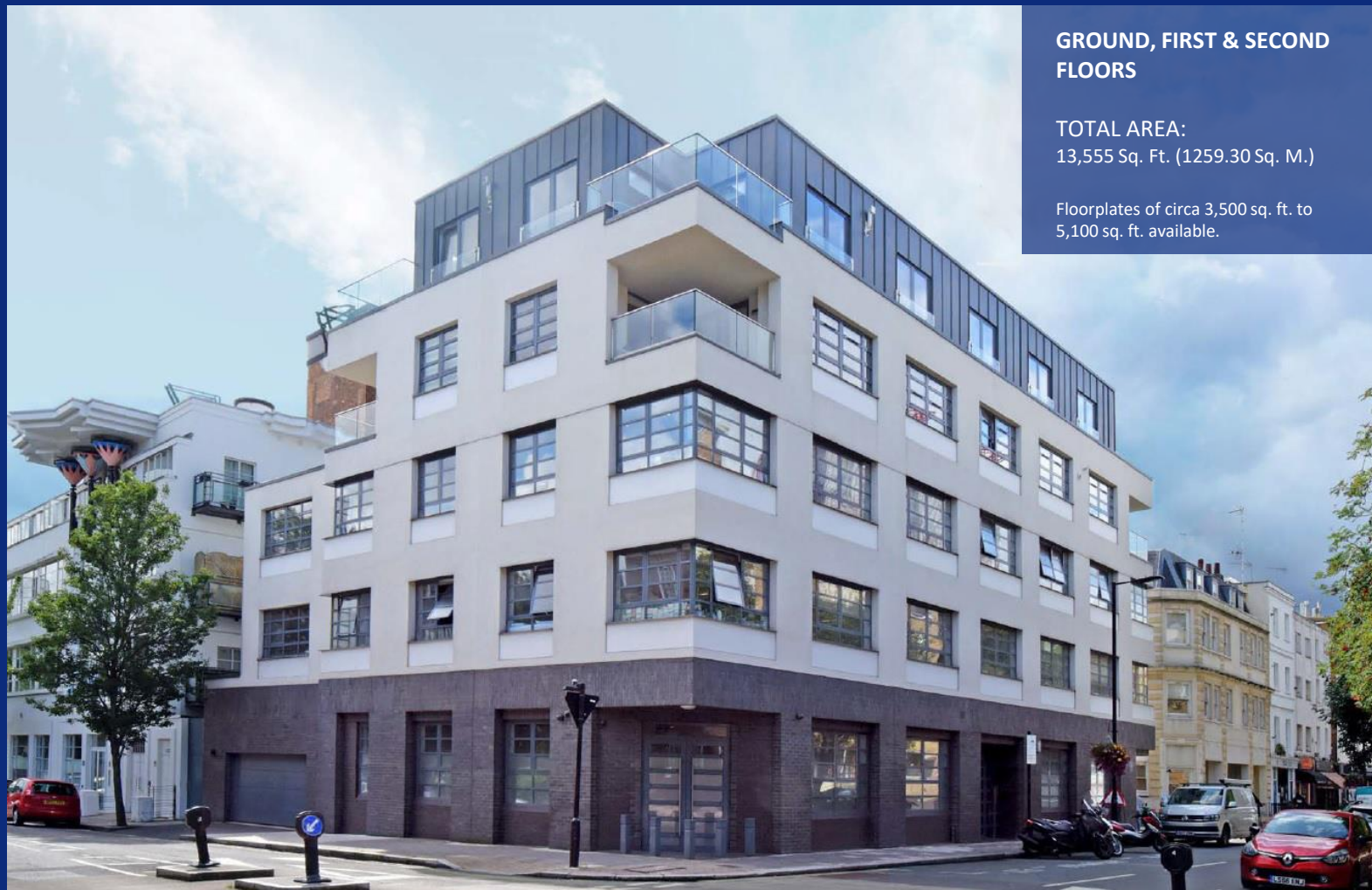
85 FRAMPTON STREET
LONDON
NW8 8NQ

BUSINESS CLASS E PREMISES

SUITABLE FOR:

- OFFICES
- CLINICS (MEDICAL)
- LEISURE

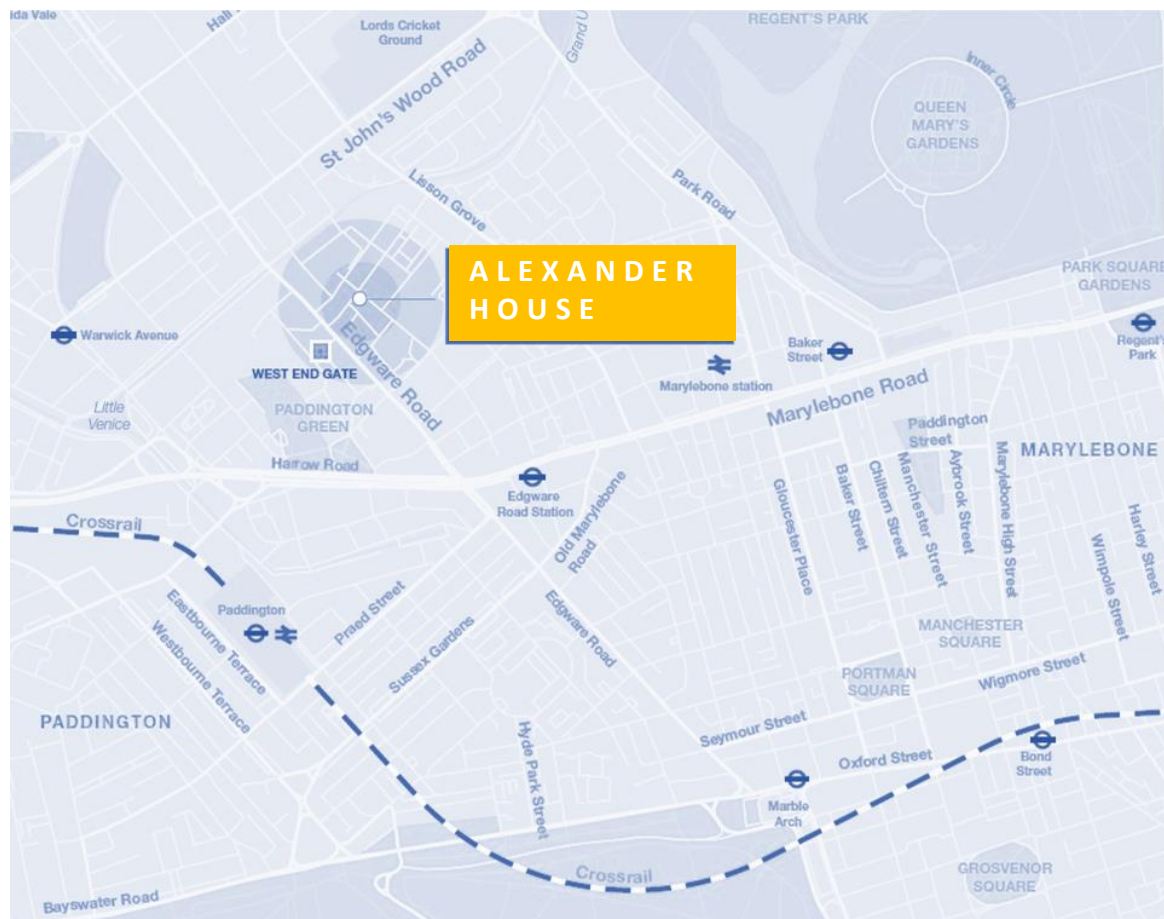
Other uses considered.



**GROUND, FIRST & SECOND
FLOORS**

TOTAL AREA:
13,555 Sq. Ft. (1259.30 Sq. M.)

Floorplates of circa 3,500 sq. ft. to
5,100 sq. ft. available.



LOCATION

The local area is primarily residential in nature and comprises a mixture of property types including apartment blocks and period terraced properties.

Although a residential-led area, a small parade of retail units is located at the junction with Edgware Road and a terrace of offices are adjoined to the property on Hatton Street with occupiers including Terry Farrell & Partners.

Frampton Street is in northern Marylebone which is an area located to the north of Oxford Street, east of Edgware Road, west of Great Portland Street and south of Marylebone Road. The property is 300ft from the Edgware Road which leads into Maida Vale and Kilburn High Road.

Edgware Road London Underground Station (Bakerloo, Circle, District, Hammersmith and City Lines) is situated approximately 0.5 miles to the south of the property. London Paddington Station is situated 0.8 miles to the southwest of the property which provides National Rail services and access to Heathrow Airport within 21 minutes. Baker Street and Marylebone stations are 0.9 miles and 0,6 miles to the southeast providing both Underground and national rail services.



DESCRIPTION

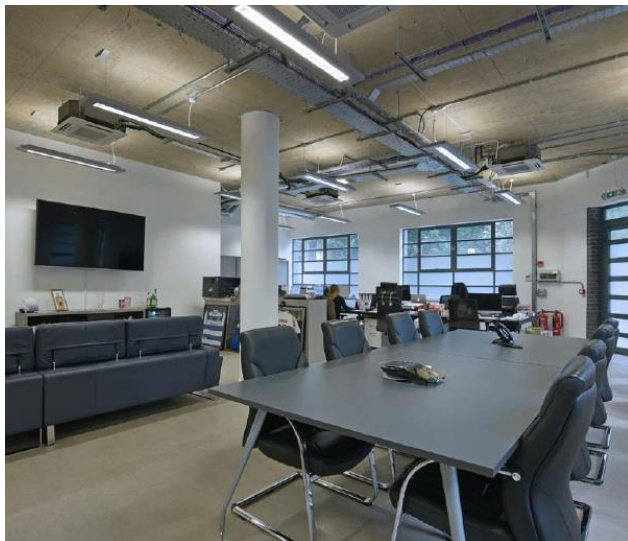
The three office floors are set within a 5-storey mixed use building.

The office is self-contained and arranged over ground, first, and second floors. The main entrance to the ground floor office is located to the northwest the building and leads directly into an open plan reception area.

The upper floors can be accessed via an internal x8 passenger lift or internal staircase based within the core of the building. Each floor benefits from both male, female and disabled toilets together with communal kitchen facilities.

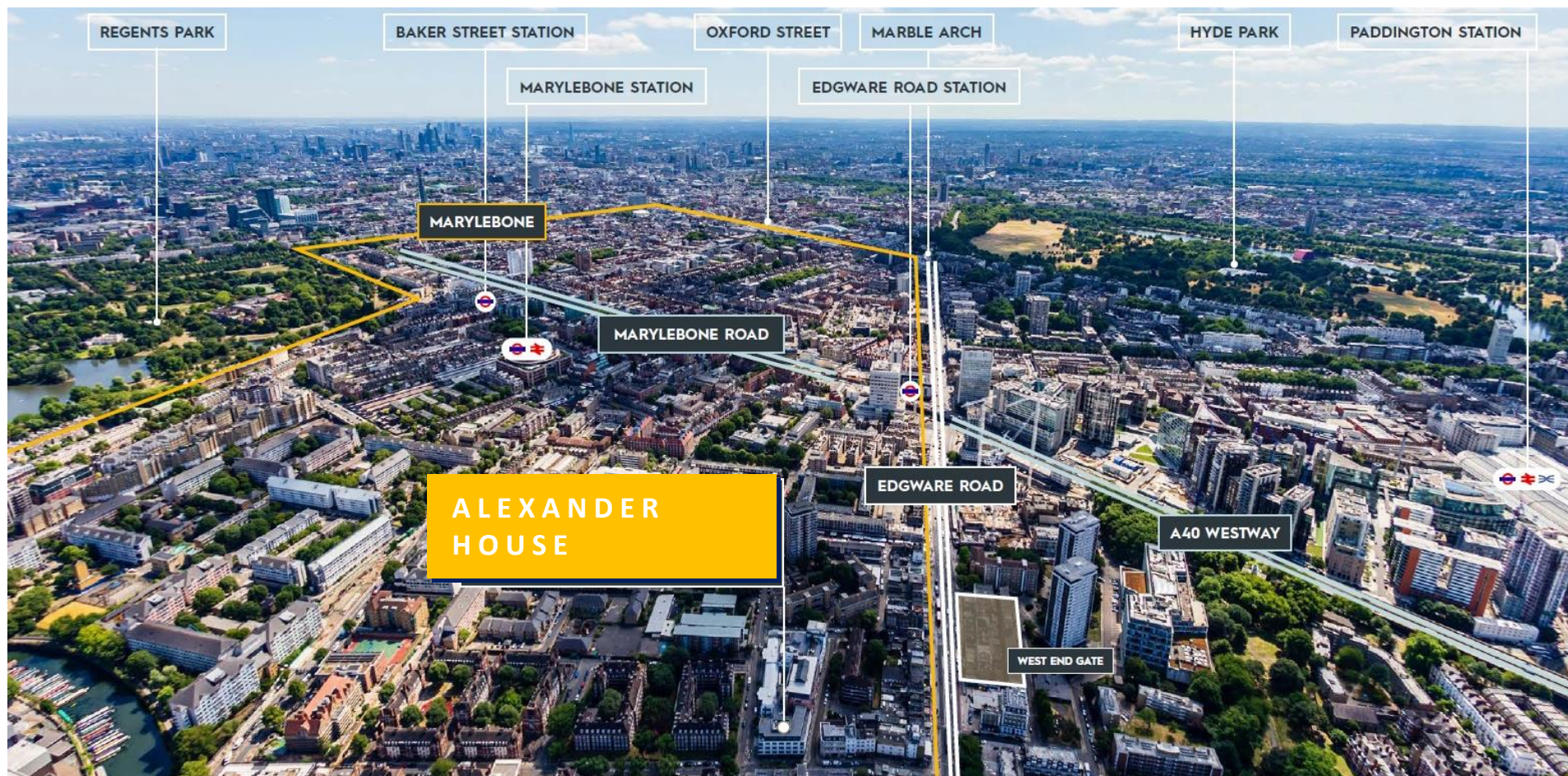
AMENITIES

- RAISED FLOORS
- CEILING MOUNTED AIR CONDITIONING UNITS
- EXPOSED CONCRETE CEILINGS AND VENTILATION DUCTS
- SUSPENDED STRIP LIGHTING
- RAISED FLOORS WITH PERIMETER TRUNKING
- EXPOSED SERVICES
- CONCRETE FLOORING THROUGHOUT
- UP TO 6 CAR PARKING SPACES AVAILABLE



BREAKDOWN

FLOOR	AREA (Sq. Ft.)	AREA (Sq. M.)	RENT (pax)	RATES PAYABLE (pa - estimated)
Ground	3,542	329.10	£136,500	£75,055
First	5,115	475.20	£197,000	£108,387
Second	4,898	455.00	£188,500	£103,789
TOTAL OFFICE	13,555	1,259.30	£522,000	£287,295



LEASE

A New Effective Full Repairing & Insuring Lease(s) for a term to be agreed, direct with the Landlord.

Flexible leases 1-5 years considered.
Longer terms are subject to negotiation.

EPC

Available upon request.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

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A VIBRANT CENTRAL LOCATION

A well-connected slice of affordable central London.

