

**134-136 SEYMOUR PLACE, MARYLEBONE, LONDON W1H 1NT**

**Office/Class E Space on Basement to Third Floor**

**£65.00 per sq.ft per annum (includes rent, service charge, utilities and buildings insurance. Excludes Business Rates)**

**TO LET 838 sq ft to 3,944 sq ft**



Ground Floor - 1,388 sq ft approx. NIA	Third Floor Lwr - 355 sq ft approx. NIA
First Floor - 844 sq ft (78 sq m) approx. NIA	Third Floor Upr - 483 sq ft approx. NIA
Second Floor - 963 sq ft (89 sq m) approx. NIA	Basement - 1,000 sq ft (93 sq m) approx. NIA

**LOCATION**

A character, part Grade II listed property, situated on Seymour Place, immediately to the south of Marylebone Road. Marylebone overground and underground station is within 4 minutes walk. Baker Street and Edgware Road underground stations are in close proximity as are a number of restaurants and cafes.

✉ james.middleton@copoint.co.uk  
☎ 07808 888848



## DESCRIPTION

### Ground Floor

Large open plan room with excellent natural light, demised WC's and 2 separate rooms and additional space with central heating, extending to approximately 1,388 sq ft.

#### Cost

£90,000 per annum (£65 per sq ft) including rent, service charge, utilities (gas, electric and water), buildings insurance. Excludes business rates.

### First Floor

1 large room and 3 small rooms. Extends to approximately 844 sq ft.

#### Cost

£55,000 per annum (£65 per sq ft) including rent, service charge, utilities (gas, electric and water), buildings insurance. Excludes business rates.

### Second Floor

4 rooms in a separately demised area with exclusive access, good natural light and central heating, in total extending to approximately 963 sq ft (89 sq m).

#### Cost

£62,500 per annum (£65 per sq ft) including rent, service charge, utilities (gas, electric and water), buildings insurance. Excludes business rates.

### Third Floor Lwr

2 rooms in a separately demised area with exclusive access, central heating, demised WC and kitchen, in total extending to approximately 355 sq ft.

#### Cost

£23,000 per annum (£65 per sq ft) including service charge, utilities (gas, electric and water), buildings insurance. Excludes business rates.

### Third Floor Upr

3 rooms in a separately demised area with exclusive access, central heating, demised WC and kitchen, in total extending to approximately 483 sq ft.

#### Cost

£31,250 per annum (£65 per sq ft) including service charge, utilities (gas, electric and water), buildings insurance. Excludes business rates.

## **LEASE**

New lease(s) to be granted on a new fully repairing and insuring basis for a term to be agreed outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954.

## **BUSINESS RATES**

Local Authority: Westminster City Council

Rateable Value: £103,000 (from 01.04.2026)

Interested parties are to make their own business rates enquiries. Business rates are the responsibility of the occupier.

## **PLANNING**

A Certificate of Lawful Use confirming the property falls within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended) was granted by Westminster City Council. Decision notice dated 21.10.2025. Application no: 25/05347/CLEUD

## **EPC**

C - 72

## **VAT**

We understand that VAT is not chargeable.

## **Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from occupiers. For a company, any person owning more than 25% must provide the same.

## **Viewing/Further Information**

Viewing is strictly by appointment with the agent.

CoPoint

7 Bell Yard, London WC2A 2JR

Contact: James Middleton

Mobile: 07808888848

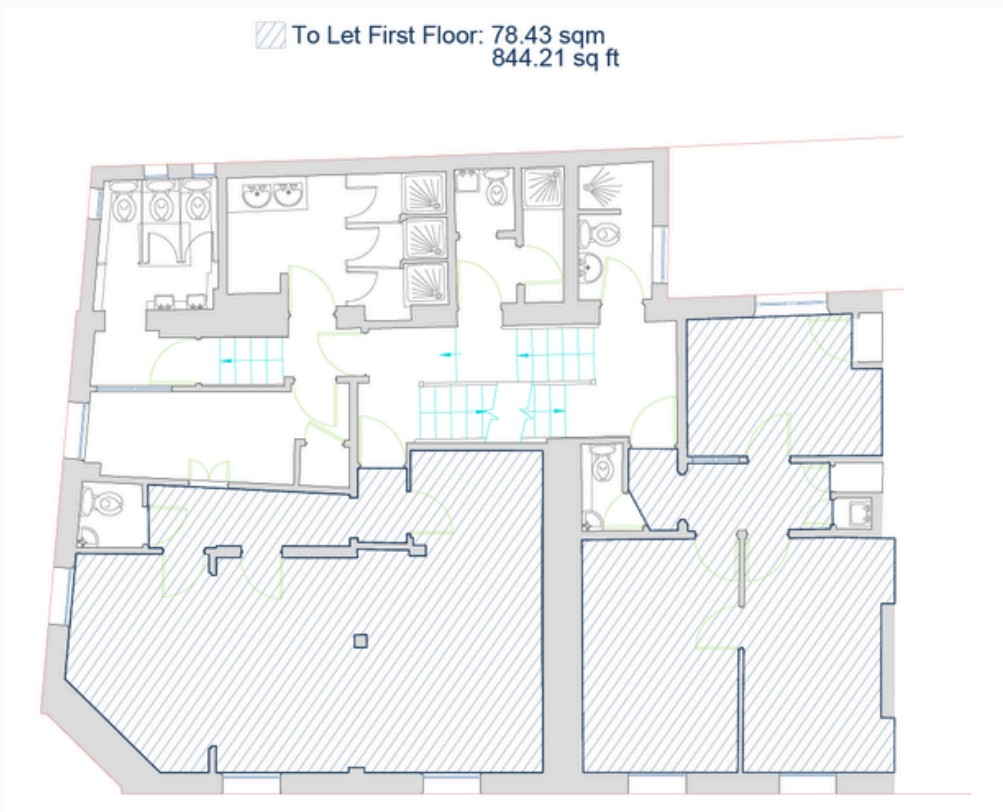
Email: james.middleton@copoint.co.uk

Particulars prepared: February 2026

Photos taken: October 2025

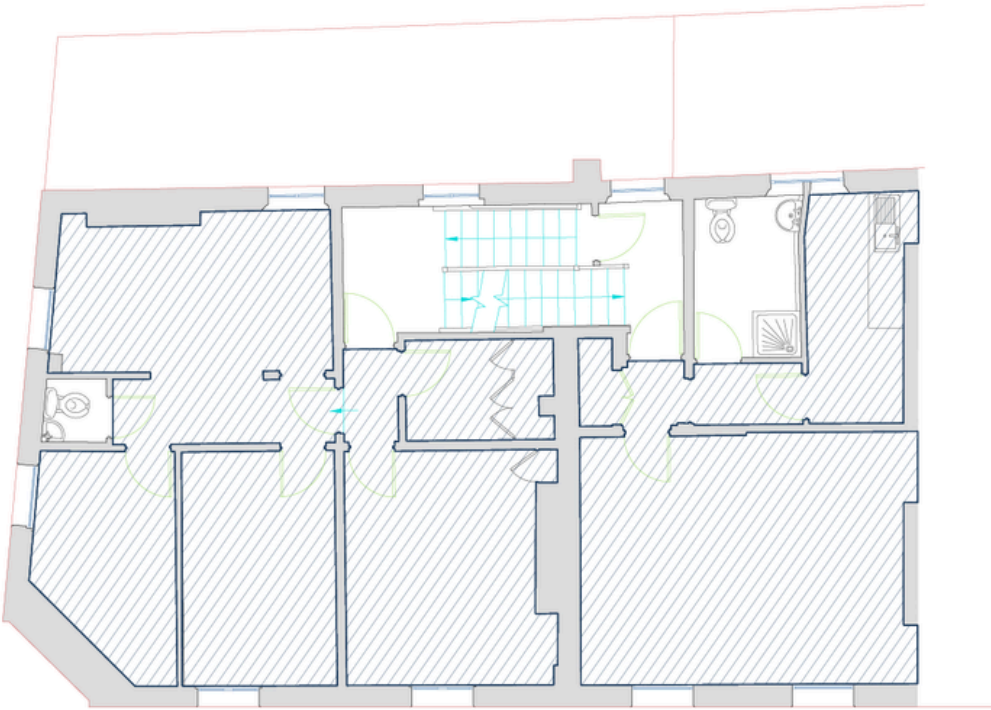
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# FLOOR PLANS

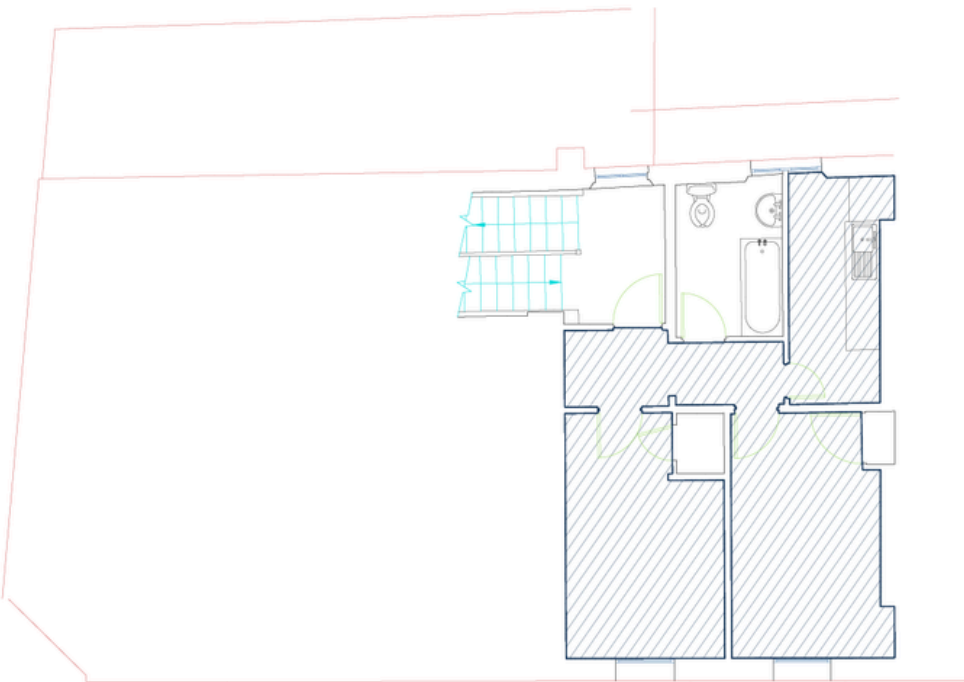


# FLOOR PLANS

▨ To Let Second Floor: 89.45 sq m  
962.83 sq ft



▨ To Let Third Floor Lower: 355.42 sq ft approx. NIA



## FLOOR PLANS

