



NEXT PROPERTY
COMMERCIAL

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31 Crawford Place, Marylebone, W1H 4LL

Newly refurbished 730 sq ft Class E commercial unit in the heart of Marylebone. Offered in white-box condition with private courtyard and extraction potential (subject to consent). Surrounded by affluent residents, boutique retailers and excellent transport links in London's West End.

Rent: £45,000 per annum

Description

A newly refurbished, self-contained commercial space in one of London's most desirable neighbourhoods. Set in the heart of Marylebone—an area defined by its village charm, affluent catchment, and constant footfall—the property will be delivered in white-box condition, ready for bespoke fit-out.

The unit's configuration is ideal for retail or restaurant operators, with the landlord open to supporting extraction requirements and planning applications. A private rear courtyard of approx. 108 sq ft adds valuable operational flexibility.

Positioned moments from Gloucester Place and close to Edgware Road, the location benefits from exceptional connectivity, strong residential density, and proximity to world-class retail, dining, and hospitality. This is a prime opportunity for brands seeking visibility and presence in the West End's most characterful district.

Planning: All Class E uses

Rent: £45,000

Size:

Ground Floor- 363 sq ft

Lower Ground Floor- 367 sq ft

Total : 730 sq ft

Terms: New Lease for terms to be agreed

Business Rates: To be confirmed

Legal Costs: Each party to be responsible for their own legal costs.

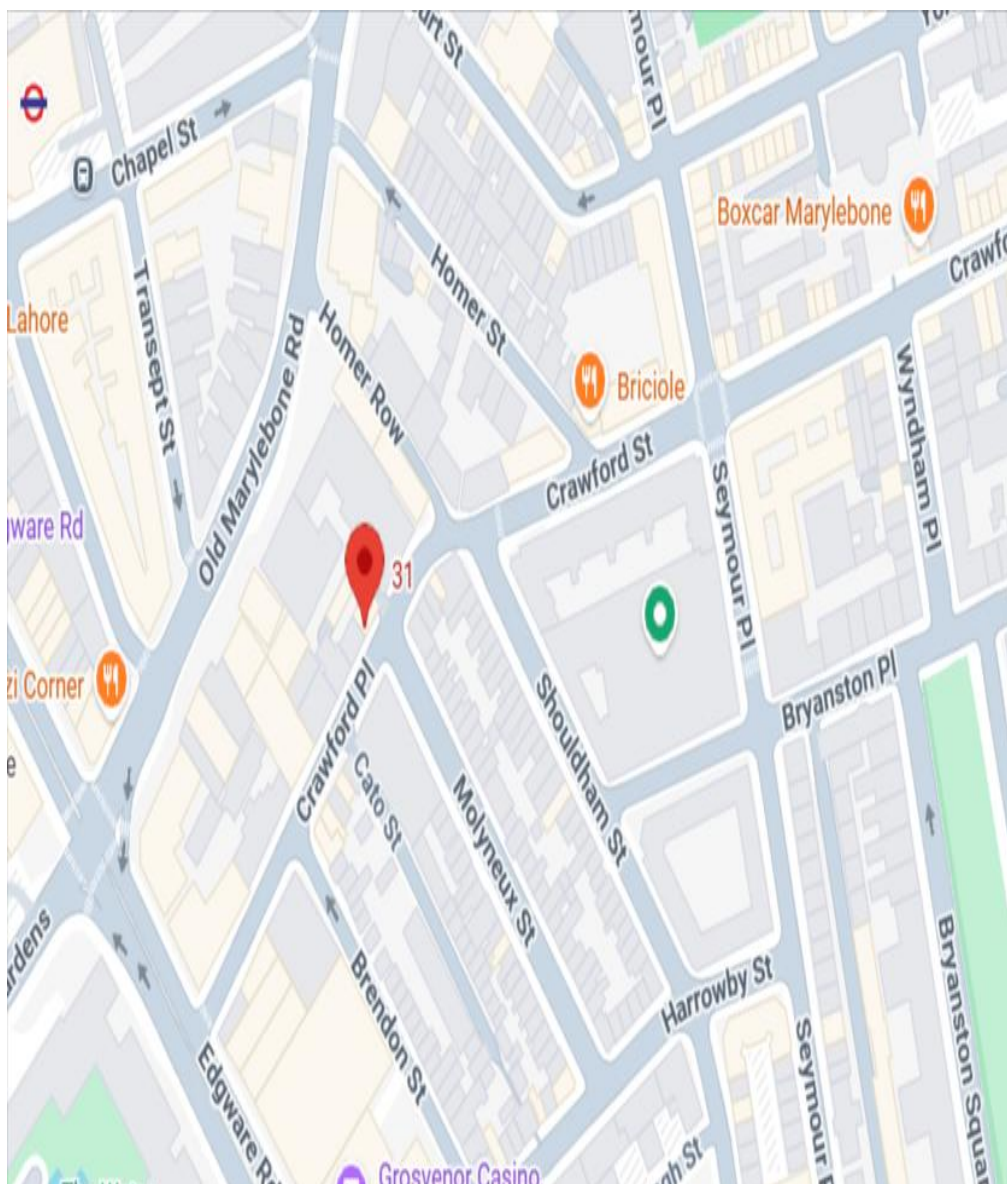
Viewing: Strictly by prior arrangement with Sole Agents Next Property
Commercial on 020 3745 7607

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