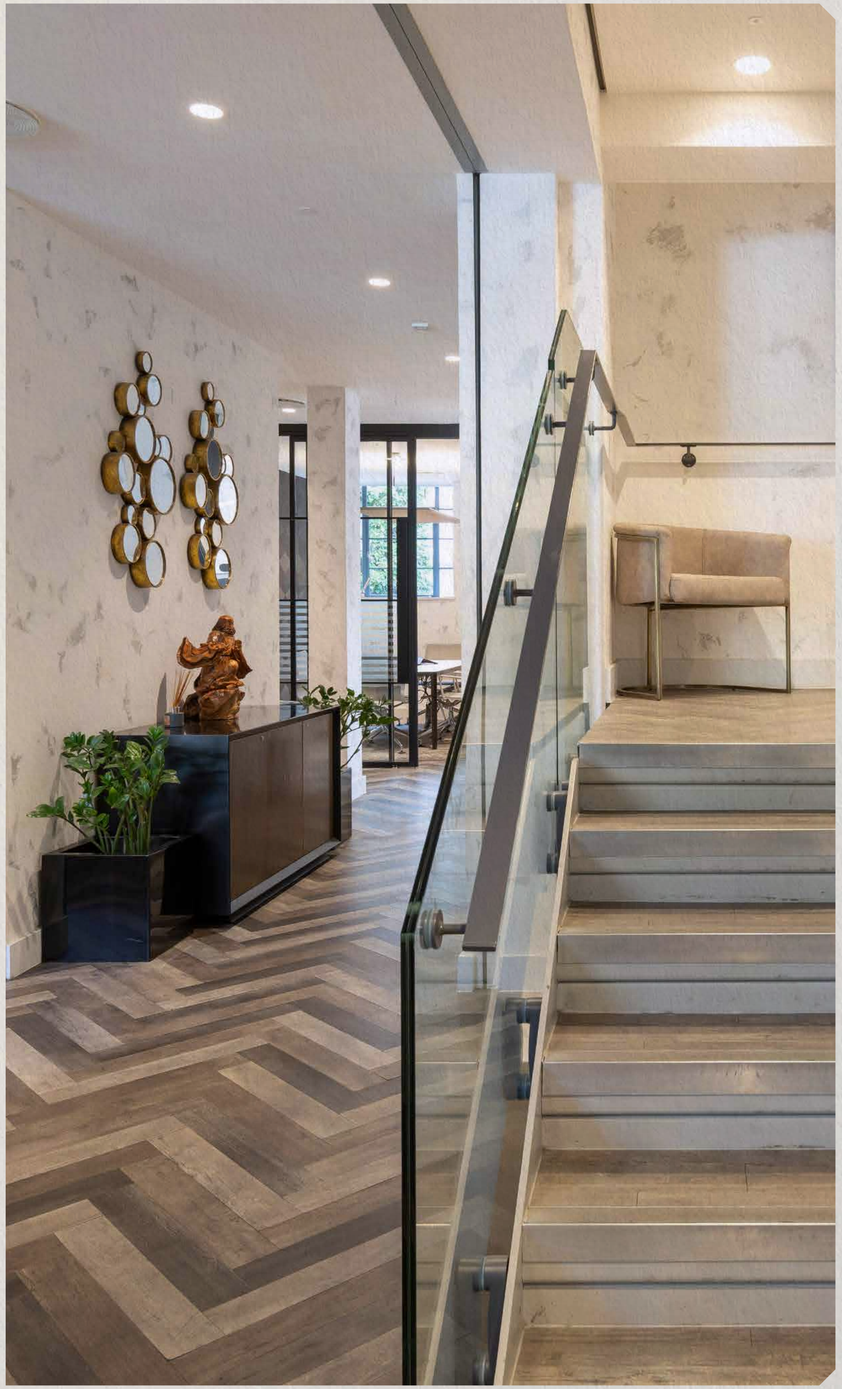
14a SHOULDHAM STREET

MARYLEBONE W1

PRIME FREEHOLD OFFICE OPPORTUNITY

OFFERING IMMEDIATE VACANT POSSESSION

14A
14A

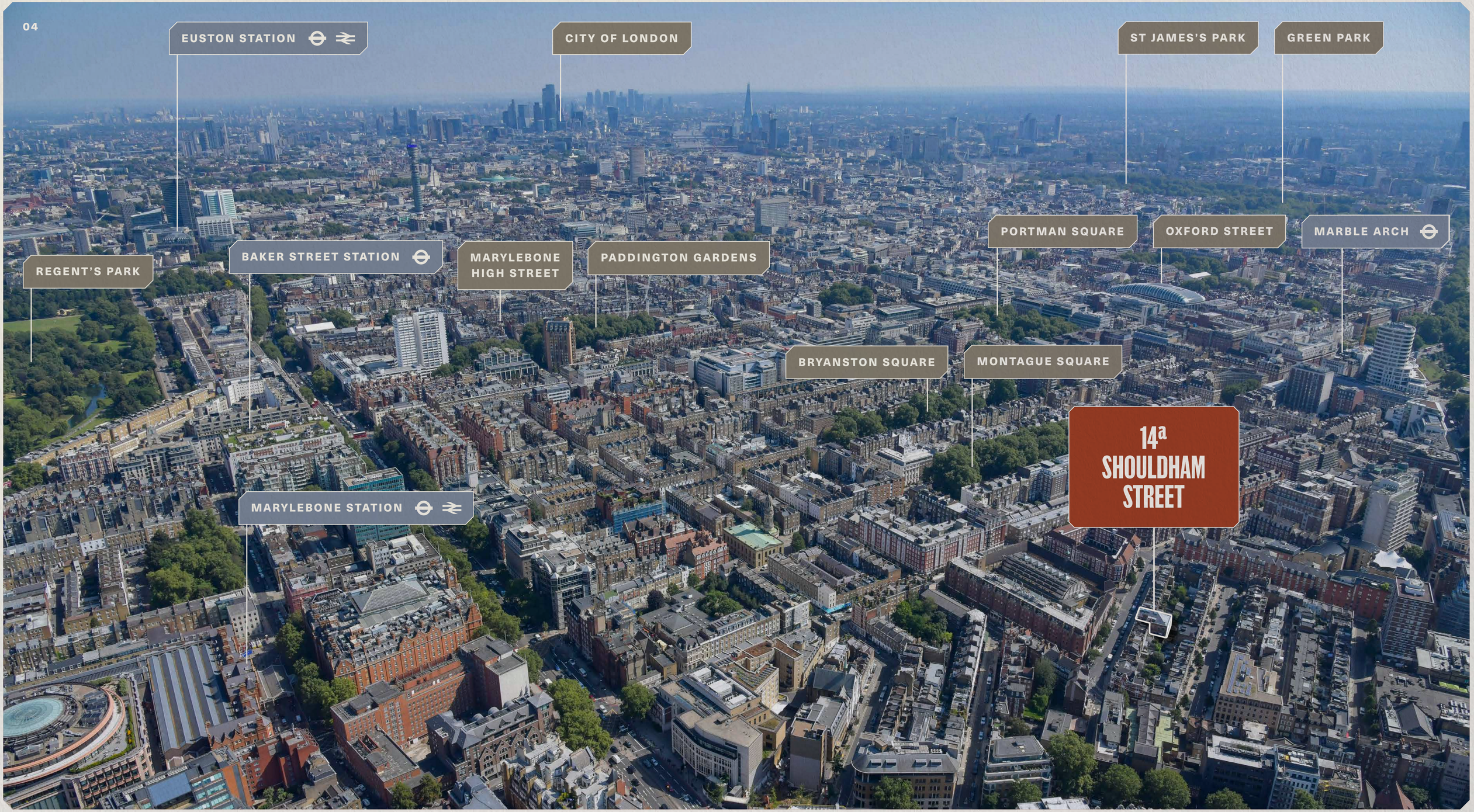


EXECUTIVE SUMMARY

- Freehold.
- Situated in the exclusive north westerly corner of the Marylebone submarket benefiting from exceptional amenity and connectivity.
- The property is in close proximity to multiple transport hubs, including Marylebone Station, Baker Street, Edgware Road and Marble Arch underground stations.
- 14A Shouldham Street comprises 7,314 sq ft GIA / 5,609 sq ft NIA of Grade A office accommodation arranged over lower ground, ground and two upper floors.
- The property was comprehensively refurbished in 2019 to create contemporary office accommodation that is sympathetic to the history of the building, benefiting from a private courtyard at the front lower ground.
- Full vacant possession is available upon completion. Ideal for owner occupiers or residential developers (subject to the necessary approvals and consents).

Offers are invited in excess of **£7,500,000,** subject to contract and exclusive of VAT. This reflects an attractive capital value of £1,025 psf GIA and £1,337 psf NIA.

PROPERTY VIEWED FROM SHOULDHAM STREET


EUSTON STATION
CITY OF LONDON
ST JAMES'S PARK
GREEN PARK
REGENT'S PARK
BAKER STREET STATION
MARYLEBONE HIGH STREET
PADDINGTON GARDENS
PORTMAN SQUARE
OXFORD STREET
MARBLE ARCH
BRYANSTON SQUARE
MONTAGUE SQUARE
14a SHOULDHAM STREET
MARYLEBONE STATION

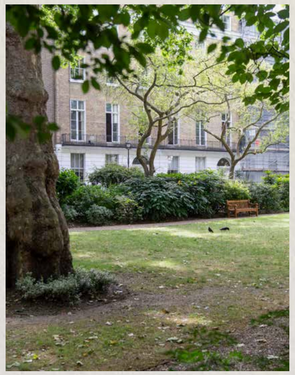
MARYLEBONE

14A Shouldham Street is located within the highly sought-after London village of Marylebone, positioned at the core of the West End. Marylebone is recognised globally as a premier commercial, residential and leisure destination, long established as one of London's most desirable neighbourhoods.

Framed by Regent's Park to the north, Mayfair to the south, Fitzrovia to the east and Paddington to the west, the area benefits from an extensive range of amenities, offering an exceptional blend of retail, leisure, dining and hotel provision. This amenity is complemented by Marylebone's status as one of London's most prestigious commercial districts, home to a diverse roster of international occupiers including Lazard, PIMCO, BDO, Bridgepoint Capital and Union Bancaire Privée.

In addition to its outstanding lifestyle offering, Marylebone provides excellent transport connectivity, with several underground and mainline train stations in close proximity.

Shouldham Street is also within convenient walking distance of several of London's prime retail, cultural and F&B destinations, including Bond Street, Marylebone High Street, Selfridges and the Wallace Collection.



LOCAL AREA MAP

EATING OUT

1. DONOSTIA
2. BOXCAR
3. GRAZING GOAT
4. BRICIOLE
5. KOL

CULTURE

6. HOME HOUSE
7. WALLACE COLLECTION
8. SELFRIDGES
9. NOBU HOTEL
10. LANDMARK HOTEL

OFFICE OCCUPIERS

11. LAZARD
12. PIMCO
13. UNION BANCAIRE PRIVE
14. BRIDGEPOINT
15. KNIGHT FRANK

CHILTERN STREET

MARYLEBONE STATION

SEYMOUR PLACE

CONNECTIVITY

The property benefits from excellent transport connectivity, situated within a 10-minute walk of three London Underground stations. These provide direct access to the Bakerloo, Hammersmith & City, Circle, District and Central lines, alongside convenient links to National Rail services.

KEY

- UNDERGROUND
- ELIZABETH LINE
- NATIONAL RAIL
- AIRPORT
- BAKERLOO
- CIRCLE
- DISTRICT
- H/SMITH & CITY
- JUBILEE
- METROPOLITAN
- NORTHERN
- VICTORIA

WALKING DISTANCES

- Marylebone — 8 MINS
- Baker Street — 10 MINS
- Edgware Road — 8 MINS

KEY DESTINATIONS

- Paddington — 13 MINS WALK
- Victoria — 30 MINS
- Blackfriars — 40 MINS
- London Bridge — 1 HOUR

AIRPORTS

- Heathrow — 39 MINS
- London City — 57 MINS
- Gatwick — 1HR 10 MINS
- Stansted — 1HR 20 MINS

TRAVEL TIMES SOURCED FROM TFL

GROUND FLOOR RECEPTION

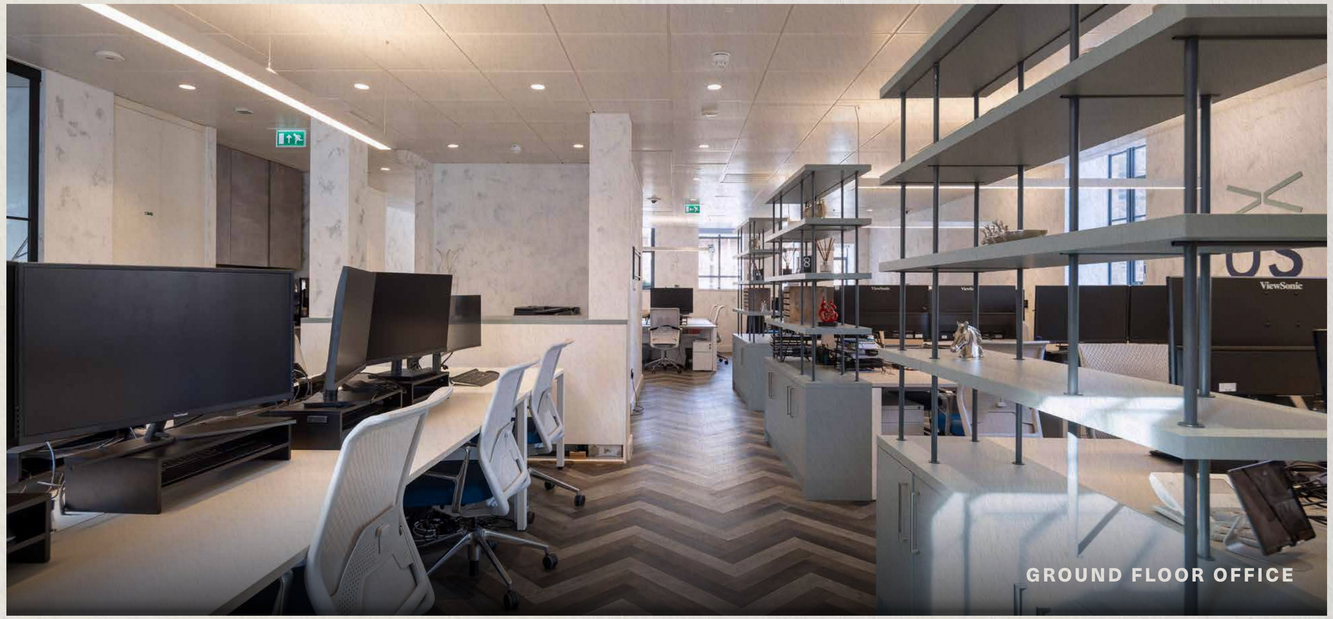
COMPREHENSIVELY REFURBISHED BY THE EXISTING OWNER TO AN EXACTING STANDARD

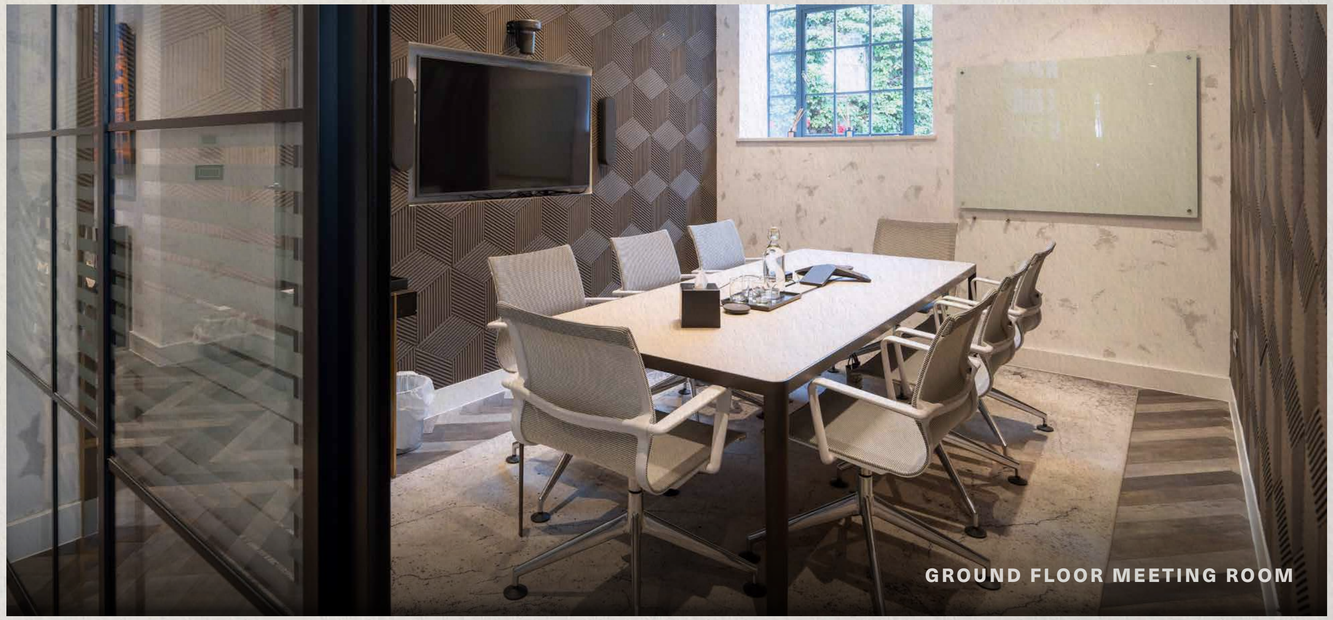
THE BUILDING

14A Shouldham Street was built in the early 19th century and previously served as a chapel and light industrial space before it was converted into office accommodation in 1988. In 2019, the property was subject to a comprehensive refurbishment and extension to create best-in-class, creative office accommodation arranged over lower ground, ground and two upper floors, with subsequent upgrades to the building completed in 2022. The total GIA extends to 7,314 sq ft (5,609 sq ft NIA).

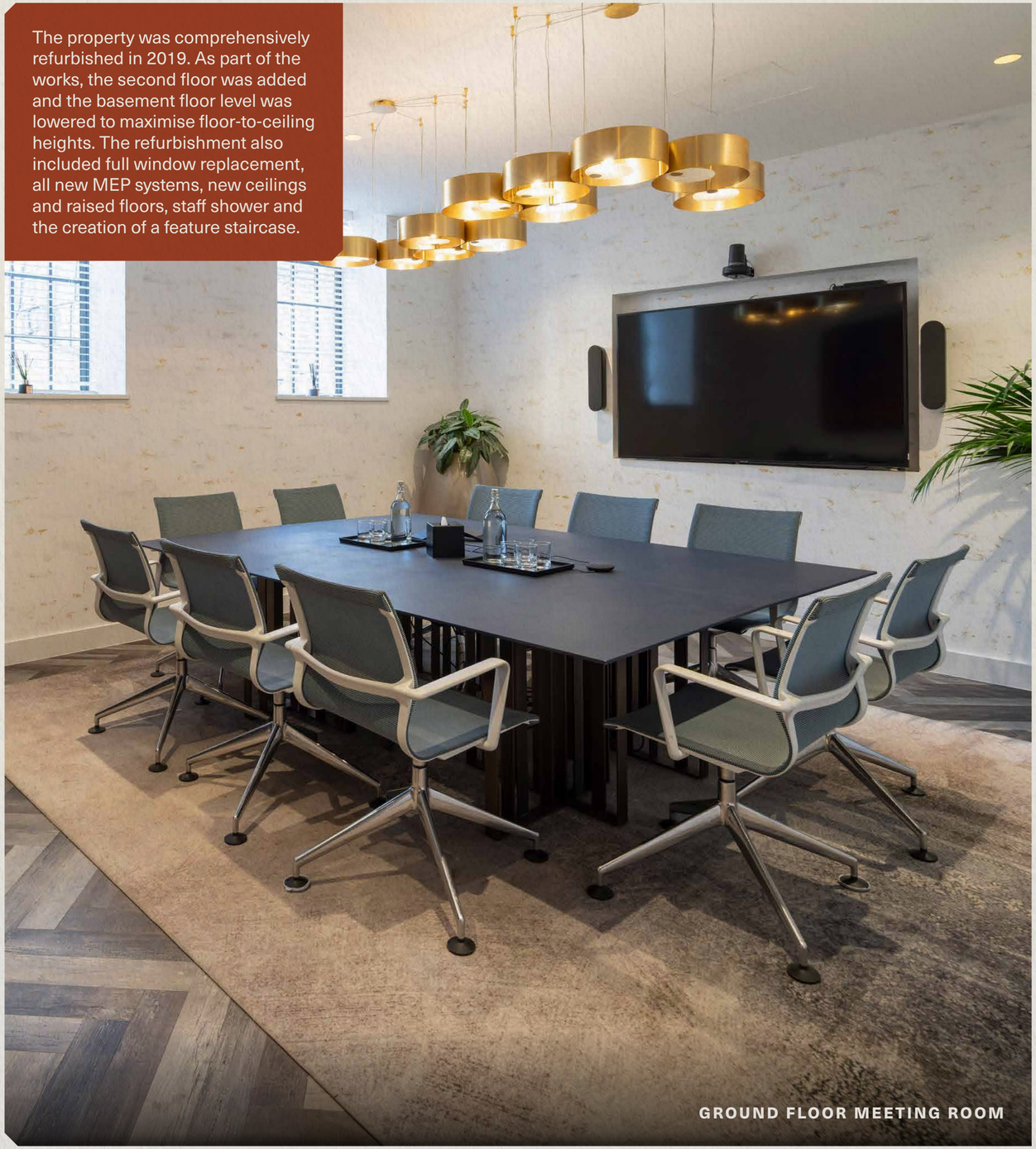
The property benefits from dual access off Shouldham Street which leads into a modern reception and a client meeting room area. There is a central lift shaft providing access to all floors in addition to a stair core at the north of the property providing secondary access.

Floor plates range from 1,034 sq ft to 1,568 sq ft. The lower ground has been fitted with a modern kitchen and breakout area with a private courtyard to the front, providing excellent natural light. The upper parts of the building provide modern, open plan office accommodation and all floors benefit from WC provision.


GROUND FLOOR OFFICE


GROUND FLOOR MEETING ROOM

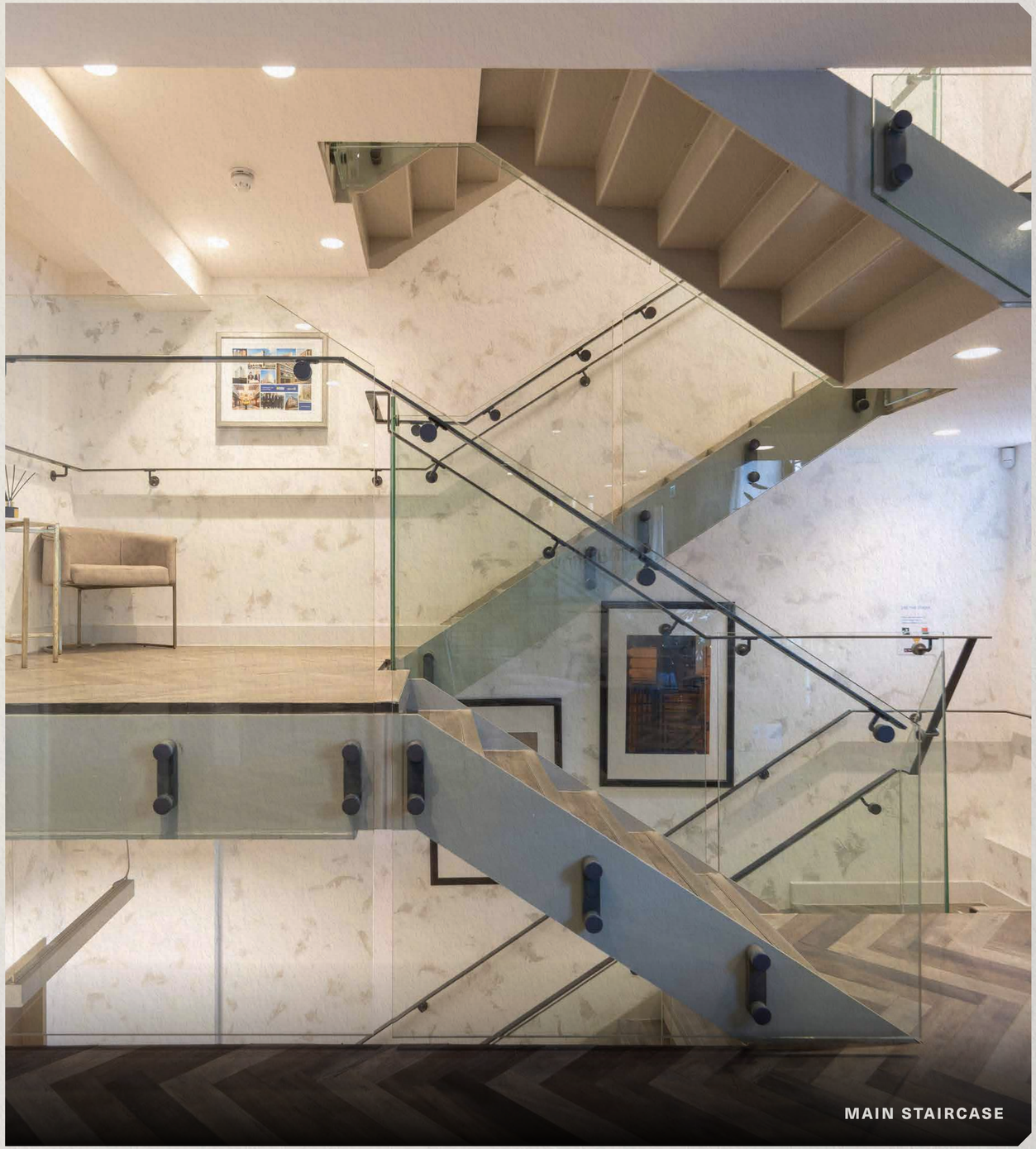
The property was comprehensively refurbished in 2019. As part of the works, the second floor was added and the basement floor level was lowered to maximise floor-to-ceiling heights. The refurbishment also included full window replacement, all new MEP systems, new ceilings and raised floors, staff shower and the creation of a feature staircase.



GROUND FLOOR MEETING ROOM

SECOND FLOOR KITCHEN

LOWER GROUND FLOOR KITCHEN



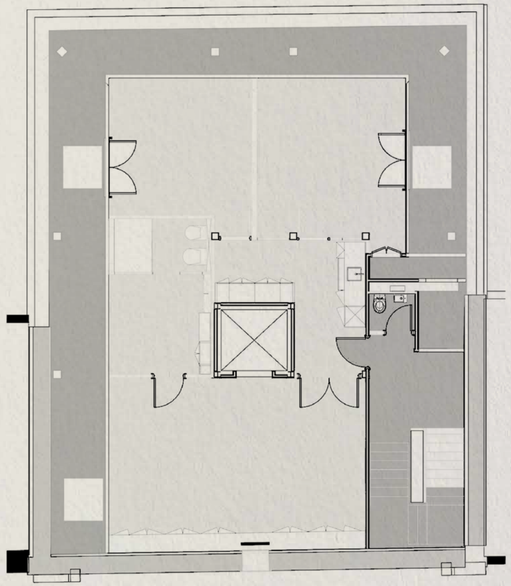
MAIN STAIRCASE

ACCOMMODATION

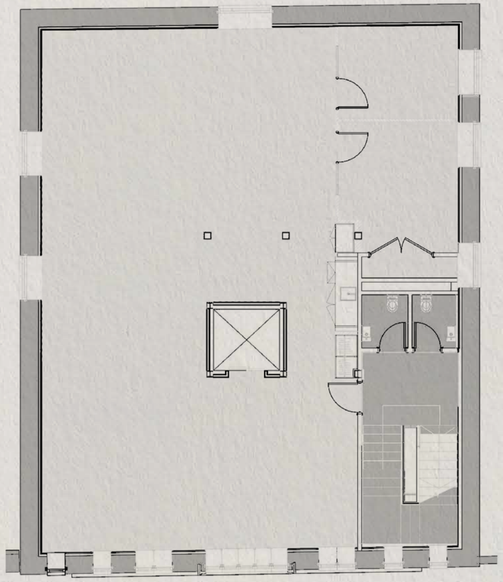
The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition (May 2015) and provides the following areas:

FLOOR	SQ. FT. (GIA)	SQ. FT. (NIA)
2nd	1,710	1,034
1st	1,834	1,540
Ground	1,832	1,568
Lower Ground	1,938	1,466
Total	**7,314**	**5,609**

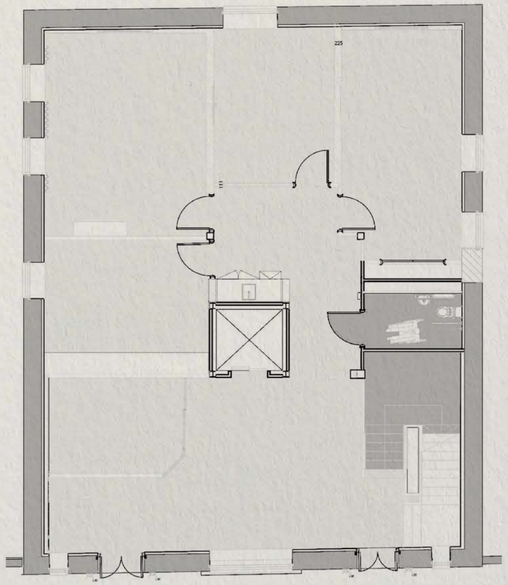
SECOND FLOOR



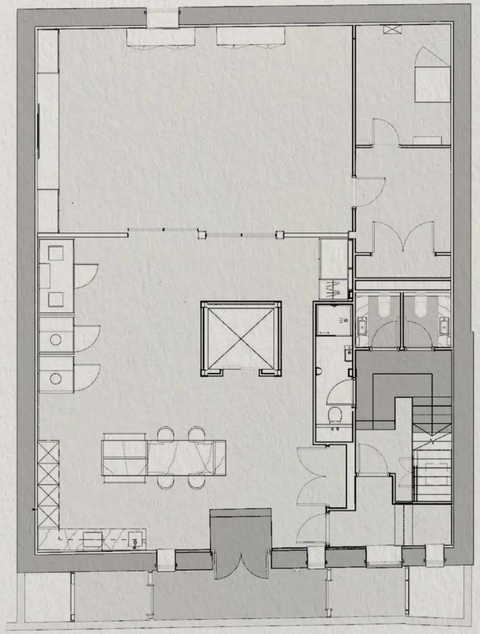
FIRST FLOOR

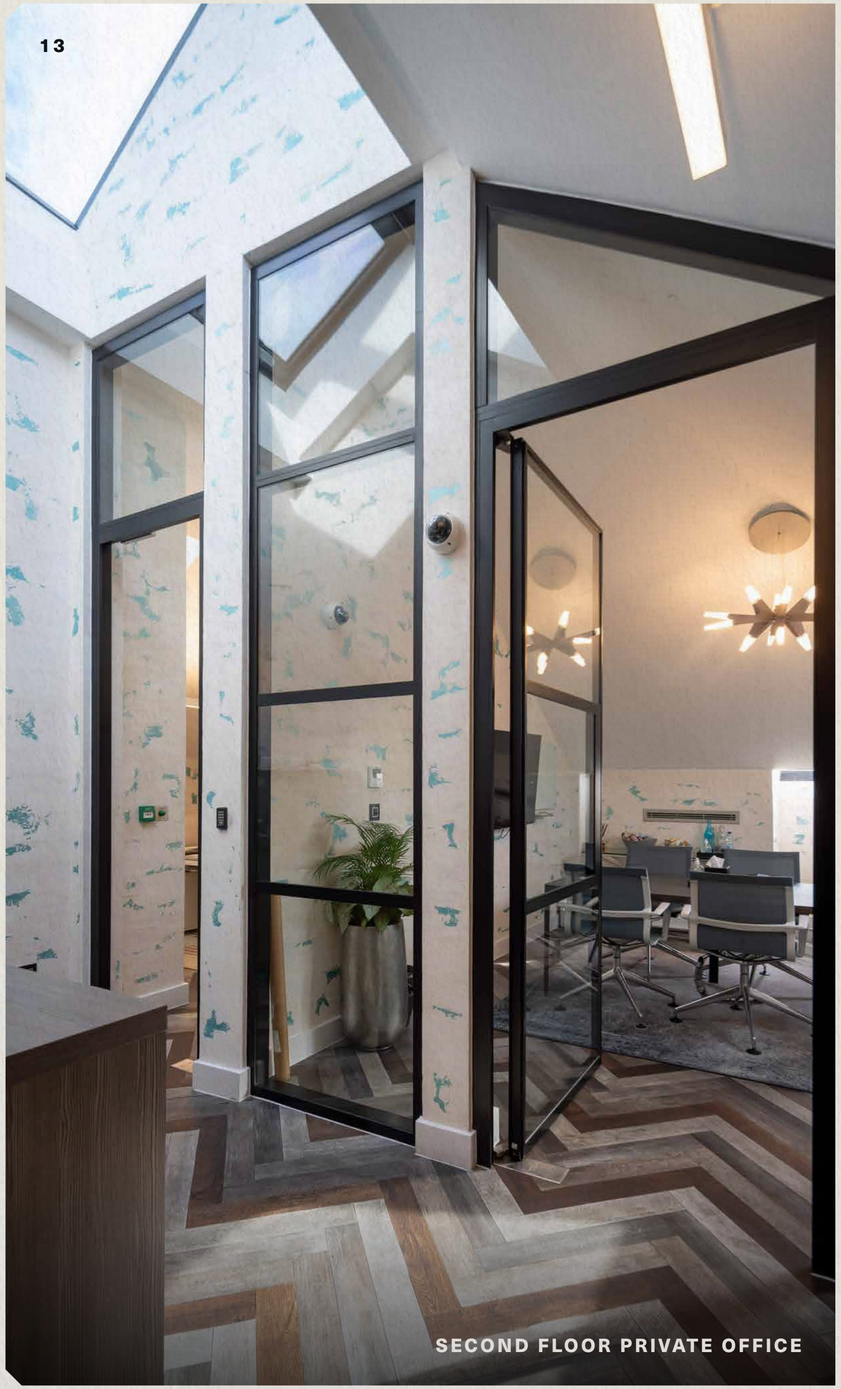


GROUND FLOOR

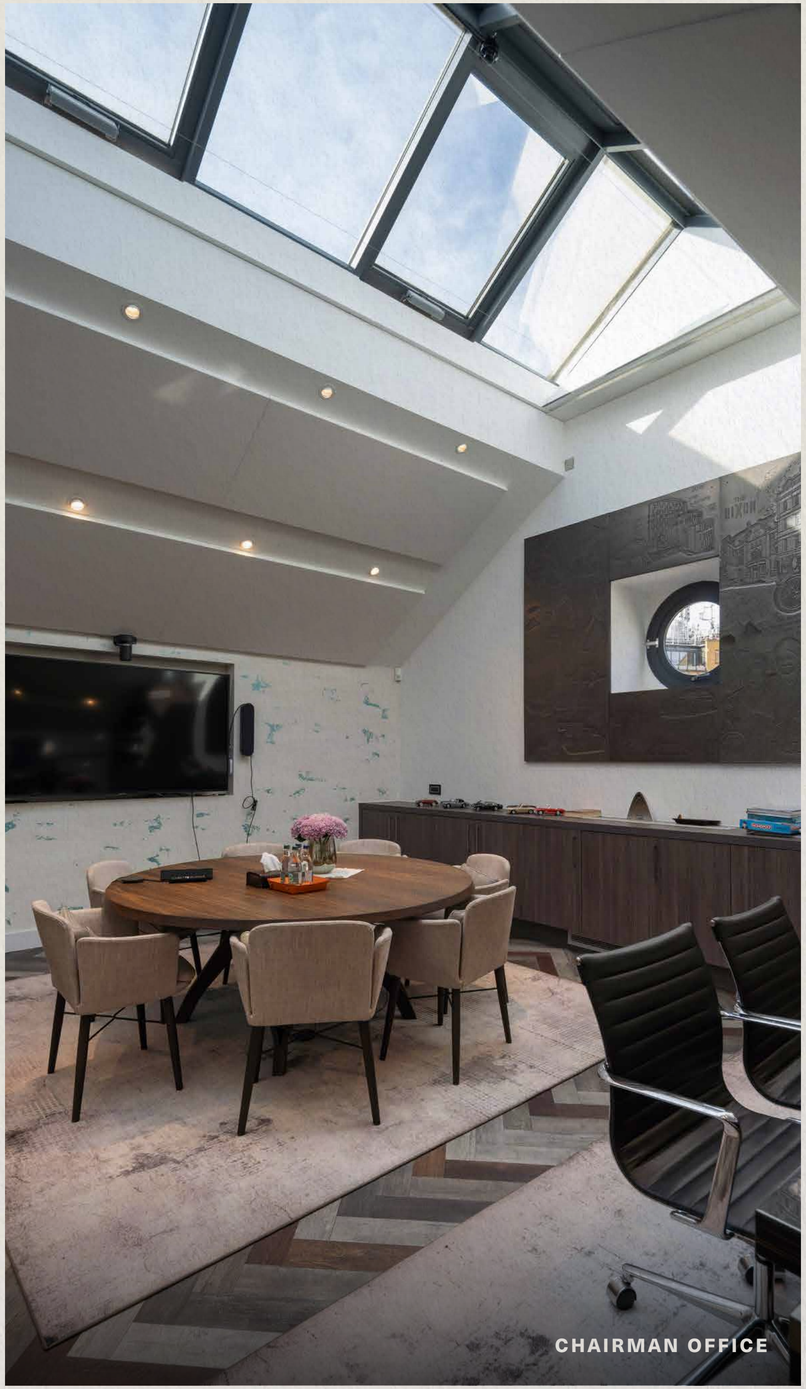


LOWER GROUND FLOOR





SECOND FLOOR PRIVATE OFFICE



CHAIRMAN OFFICE

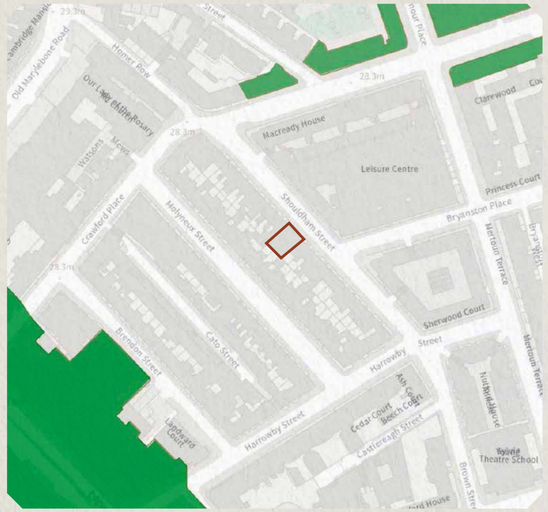
EXECUTIVE OFFICE

FURTHER INFORMATION

Permitted Potential Development
14A Shouldham Street lies within the City of Westminster. The property is not listed and it is located within the Molyneux Conservation Area.

The building currently benefits from Class E use. There may be potential for alternative uses, subject to securing the necessary consents and approvals.

Importantly, the property sits outside Westminster's Article 4 direction, enabling residential conversion under Permitted Development rights. Interested parties are advised to undertake their own enquiries to satisfy themselves regarding planning matters and potential redevelopment opportunities.



WESTMINSTER CITY COUNCIL
ARTICLE FOUR DIRECTION MAP

Tenure
The property is held under freehold title number LN84472.

Tenancy
The property is to be sold with full vacant possession upon completion.

VAT
The property is elected for VAT.

Planning
The property is unlisted and located in the City of Westminster.

Legal Costs
Each party is to bear their own legal costs.

Data Room
Access to the data room is available upon request.

Method of Sale
The property is held in a UK SPV, and is available as an asset or share sale.

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PROPOSAL

Offers are invited in excess of £7,500,000, subject to contract and exclusive of VAT. This reflects an attractive capital value of £1,025 psf GIA and £1,337 psf NIA.

CONTACT

For further information or to arrange an inspection, please contact:

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