

116 EDGWARE ROAD LONDON W2

PROMINENT CLASS E UNIT | 4,358 SQ FT

SUBJECT TO VACANT POSSESSION



Marble Arch & Edgware Road

The Portman Estate is committed to the ongoing regeneration of Marble Arch and Edgware Road, as one of the key stakeholders of the area.

The iconic district has seen significant investment by the Estate in recent years. Following the delivery of 1 - 5 Old Quebec Street, Marble Arch Place and Regent House in collaboration with JV partners, the Estate completed a direct development of One Marble Arch and One Great Cumberland Place in 2022.

The area is now home to acclaimed tourist attractions FRAMELESS and Moco Museum London, as well as a vibrant retail and restaurant offering including Gordon Ramsay's Hell's Kitchen at The Cumberland Hotel, Afrikana, Black Sheep Coffee, Holland & Barrett and Townhouse among others.

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“A gateway to some of the city’s most exciting happenings”

Kim & Lionel Logchies, Founders
Moco Museum, One Marble Arch

About the property

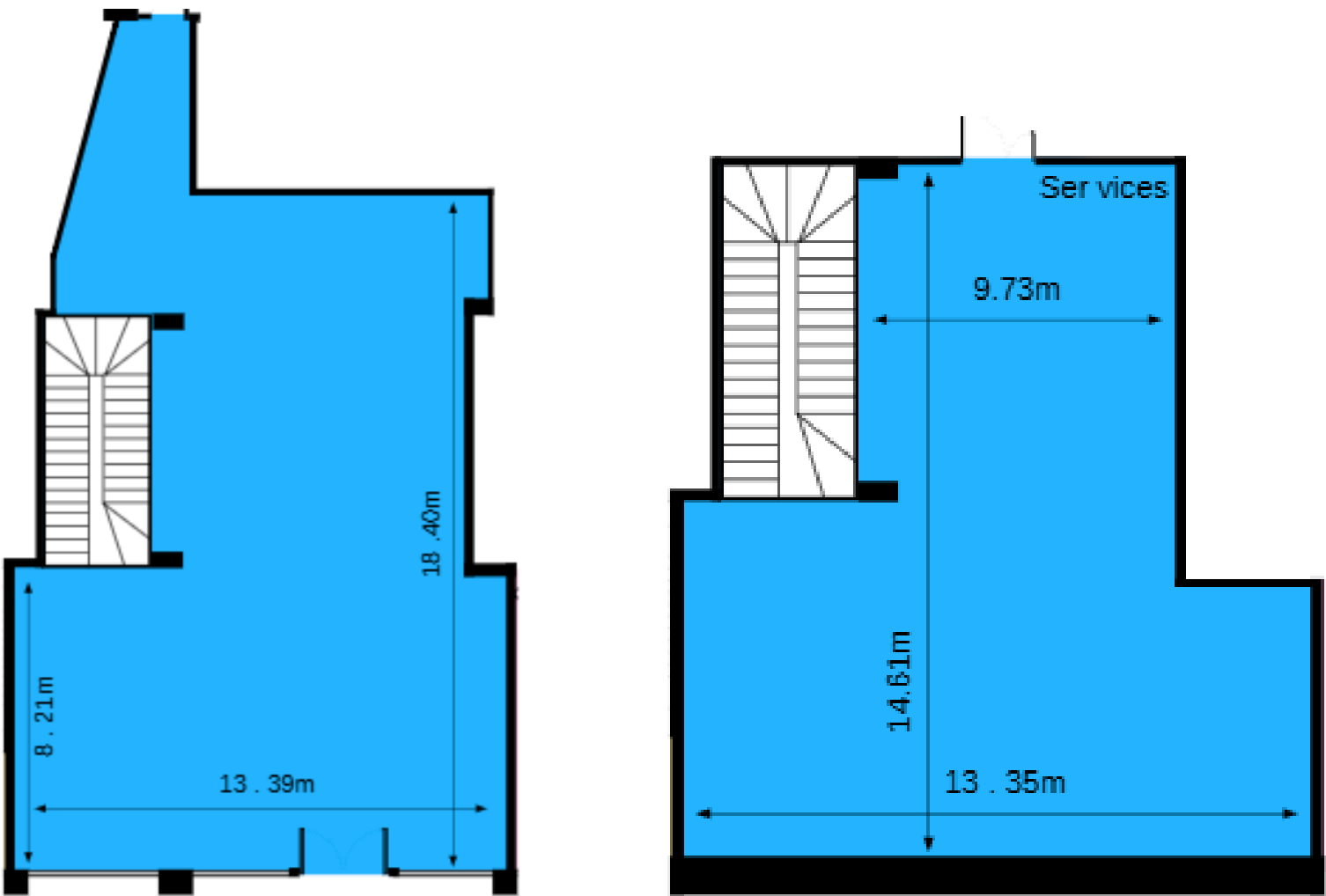
116 Edgware Road is the last remaining retail unit within Regent House, home to Black Sheep Coffee, Townhouse and Afrikana. The mixed-use building also comprises 45,000 sq ft of fully-let Grade A offices at 136 George Street and 25 luxury residences at TwentyFive Nutford Place.



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Floorplan and particulars



Ground Floor
2,592 sq ft / 241 sq m

Basement
1,766 sq ft / 164 sq m

*Staircase is indicative only

Tenure

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, contracted outside the Landlord and Tenant Act 1954.

Floor Areas

Ground Floor - 2,592 sq ft / 241 sq m
Basement - 1,766 sq ft / 164 sq m
Total - 4,358 sq ft / 405 sq m

Quoting Rent

£165,000 per annum.

Service Charge

£8.80 psf / £38,356.20 per annum for the year ending 24 December 2026.

Handover Specification

The unit will be handed over as seen; shell and core condition with capped off services.

Viewings

Viewings are strictly through our sole agents.



Business Rates

Yet to be assessed.
Estimate available upon request.

EPC

B 26.

Power Supply

The unit benefits from a power supply of 83.15 kVA.

Mark Serrell
07908 370 193
marks@kenninghamretail.com

George Griffiths
07496 825 631
georgeg@kenninghamretail.com

A community with character

Portman Marylebone is a friendly neighbourhood in the heart of Marylebone with stunning Georgian backdrops.

Home to some of London's most well known and recognised independent cafés, restaurants, hotels and shops, plus amenities, services and recognised names, it's a thriving community where businesses feel more like neighbours.

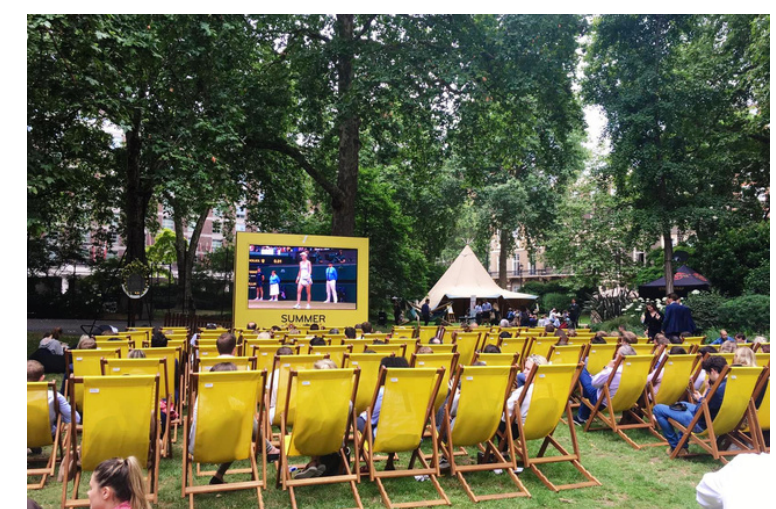
It showcases the retail and leisure locations within The Portman Estate's 110 acres of Marylebone including; Chiltern Street, Seymour Place, Dorset Street, Blandford Street, Marble Arch, Edgware Road, New Quebec and Old Quebec Street.

The chic neighbourhood, just a stone's throw from Oxford Street, is one of London's most unmatched dining and shopping destinations. Discover the full directory online at portmanmarylebone.com

“It is a proper neighbourhood, a legitimate community and it inspires everything that we do.”

Matt Taylor, Founder

Tracksmith 23 - 25 Chiltern Street



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About The Portman Estate

The Portman Estate is a forward thinking property business with an enduring heritage and a commitment to promoting and protecting the long term success of Marylebone and London's West End. The Estate comprises 110 acres of Marylebone, including frontages to Oxford Street, Baker Street and Edgware Road, and covers 69 streets, 650 buildings and four garden squares, over 700 homes, 290 offices, 175 shops and restaurants, 27 hotels and seven pubs.

In 2022, the Estate became the first London estate to become B Corp™ certified, joining the global movement of trailblazing businesses who meet the highest standards of corporate social responsibility.

The Portman Estate offers an in-house marketing service for all operators within the Portman Marylebone neighbourhood, running campaigns, press trips and influencer programmes supported by its retained PR agency. It also co-funds local magazine the Marylebone Journal with 15k copies distributed London-wide five times a year.

All commercial customers of the Portman Estate are eligible for access to The Orchard, an exclusive members-only clubspace at One Great Cumberland Place. Find out more [here](#).

Find out more at portmanestate.co.uk | portmanmarylebone.com | marylebonejournal.com



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