

LOXTON — WALK

MARYLEBONE W1

27 Baker Street, Marylebone W1

Retail/restaurant opportunity



Loxton Walk is a new destination in Marylebone providing 28,500 sq ft of flexible retail and restaurant space across 17 ground floor units. Four new avenues from George Street, Blandford Street and Baker Street will lead visitors into Loxton Walk, an open-air retail courtyard, designed to be a lively communal amenity for residents, office workers and public visitors.

27 Baker Street is a 1,950 sq ft retail or restaurant opportunity with a prominent frontage on Baker Street. Suitable for a brand looking to capture the strong local footfall, this prominent unit also benefits from generous floor-to-ceiling heights and excellent natural light.

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Retail/restaurant opportunity

AREA

Ground floor
1,939 sq ft (GIA) / 184 sq m (GIA).

CEILING HEIGHT

5.68m.

PLANNING

Class E retail use.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed. Leases will be granted outside the provisions of the Landlord & Tenant Act 1954.

QUOTING RENT

£180,000 per annum exclusive.

BUSINESS RATES

Approximate rates payable: £61,128 per annum. Parties are advised to verify this figure with the local authority.

SERVICE CHARGE

Estimated at £3.00 psf.

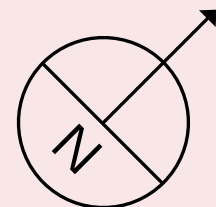
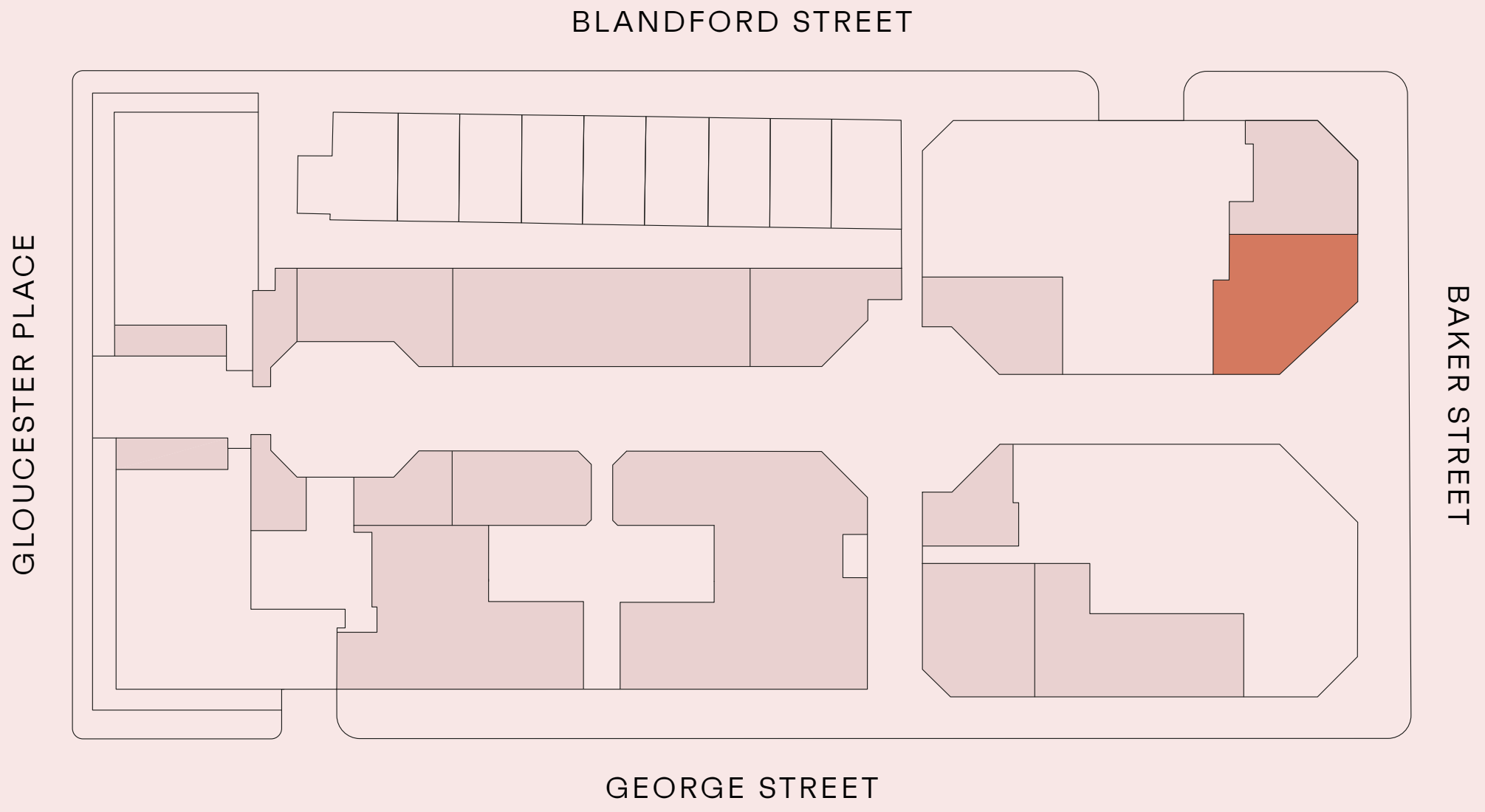
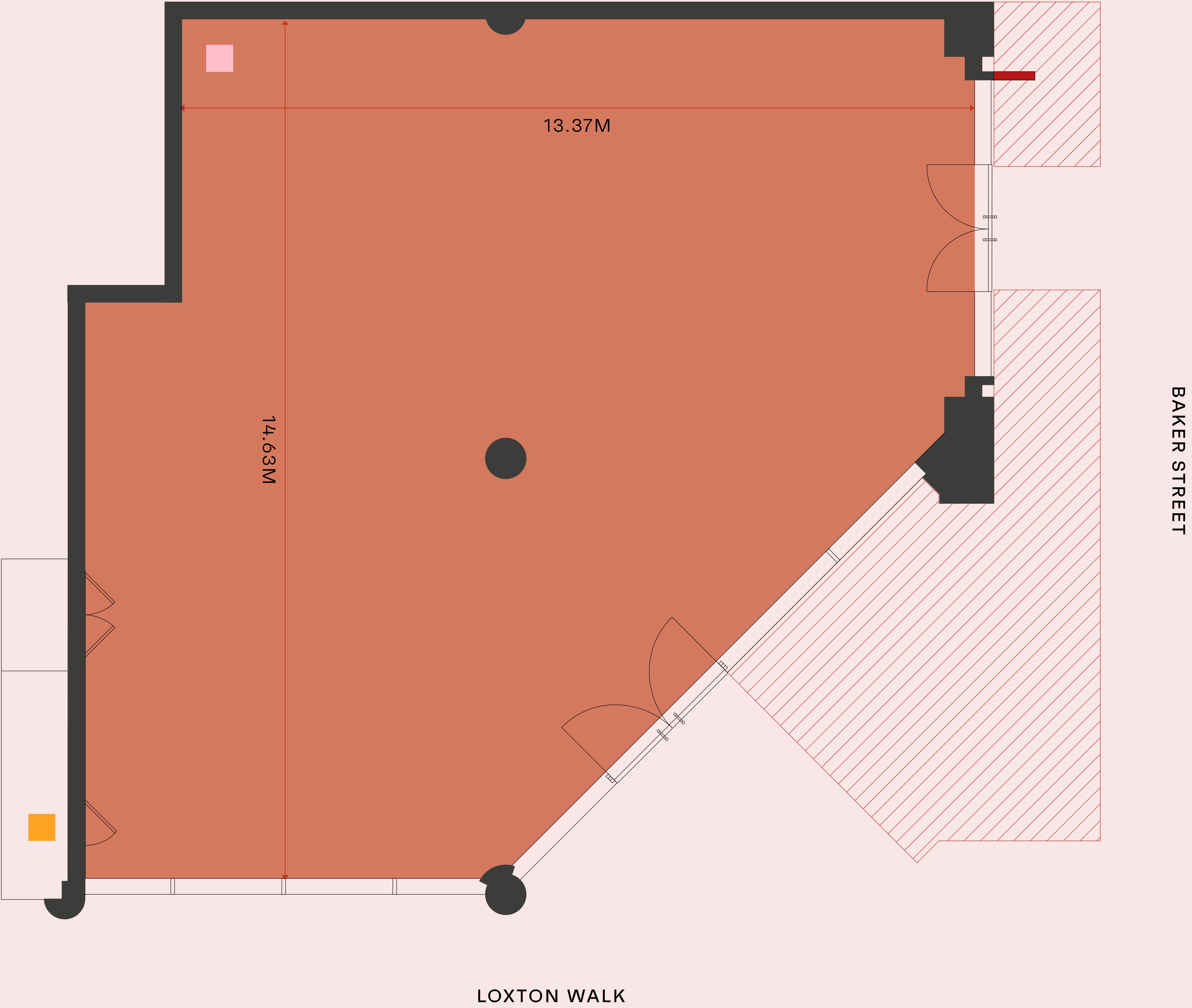
EPC

Targeting A.

HANDOVER CONDITION AND POSSESSION

The premises will be handed over in shell and core condition with capped off services, ready for fitting out upon handover from Derwent London in Q1 2025.

- GROUND FLOOR
- EXTERNAL SEATING AREA
- SERVICES
- KITCHEN EXTRACT DUCT TERMINATION
- FLAG SIGNAGE





25

LOXTON — WALK

THE DELI

GROUND

COMES NATURAL

Specification

HANDOVER SPECIFICATION

- The unit will be handed over in a shell and core specification, with capped off services, as shown on plan.

FIT OUT APPROVAL

- Fit out plans will be subject to the Landlord’s prior written approval.

FAÇADE AND GLAZING

- The external façade has been newly built as part of the redevelopment.
- The building envelope generally includes precast panel cladding/stone cladding and a glazed stick system.
- All shop fronts are double glazed, with single glazed doors, to comply with BREEAM requirements.

EXTERNAL SEATING

- Potential outside seating area is shown on the floor plan.
- The area on Baker Street is public highway and any proposals for outdoor seating in this area must seek the required consents from the Landlord and the local authority.

FLOOR LOADING

- 4.00 kN/m² for live load + 1.0 kN/m² for partitions.

SIGNAGE

- Signage will be permitted, subject to the Tenant obtaining the required planning consents and Landlord approval.
- Signage will be permitted only on the zones outlined in the drawings on pages 6 and 7.
- External flag signage is illuminated metal measuring 700mm x 700mm.
- The graphics area of the flag signage is 520mm x 520mm.

ELECTRICAL SERVICES

- The electrical supply to the unit is fed by individual power supplies from the Landlord switchboards located at lower ground level. The power supply of 160 A / 110 kVA will terminate in an isolator located within the unit demise.
- Energy metering is provided and all meters are physically labelled to enable the building user to identify the end energy use.

WATER SUPPLY

- A metered boosted cold water supply with 54mm pipework. The water supply is submetered by the Landlord and charged by the Developer.

GENERAL VENTILATION (FAÇADE LOUVRES)

- There are supply and exhaust louvres (0.4m high) at high level on the façade of the restaurant. Louvres have been designed to allow for 2 L/s/m².
- These louvres will be blanked off on handover to maintain air tightness and thermal envelope.

FOUL WATER DRAINAGE

- 100mm diameter foul water drainage stacks and vents with capped connections for gravity drainage, as shown on plan.
- All grease capture equipment is to be installed by the Tenant as part of their fit out.

KITCHEN EXTRACTION

- The restaurant benefits from an exhaust ductwork riser running from high level ground floor to the roof.
- This is a 1100 x 425mm duct suitable for a maximum kitchen exhaust rate of 4.0 m³/s. The aspect ratio of the duct varies along the route. There is a provision for kitchen extract plant space at roof level.
- Installation of fan and attenuators at roof level will be undertaken by the Tenant.

EMERGENCY LIGHTING

- The Tenant will be required to install their own emergency lighting to comply with the Developer’s requirements.

HEATING AND COOLING SYSTEM

- An allowance of 100W/m² of heating and 180W/m² of cooling has been made to determine the plant, louvre and servicing requirements for this restaurant.
- A condenser enclosure has been constructed within the restaurant, alongside the high level louvres for ventilation. There is also a vertical floor-to-soffit louvre for air intake and discharge from heating and cooling equipment.
- The on-floor plant is predominantly for heat rejection; the equipment is to be located behind the louvred façade which will draw in and discharge air.
- Acoustic louvres have been provided for the condenser units based on provisional plant selections to ensure a noise level no greater than 55dB(A) at 1m from the louvres.

SPRINKLERS

- A sprinkler connection and zone check isolating valve will be provided. Each connection is to be monitored by the Developer’s fire alarm system.
- The Tenant will design, supply and install the sprinkler system within the units.

SECURITY

- The Tenant will be responsible for installing dedicated access control systems to their units if required.
- 24-hour site wide security will be provided by the Landlord.

FIRE SAFETY SYSTEM

- Two fire alarm interfaces to the future standalone retail fire alarm systems will be provided for each individual unit for communication to/from the landlord fire alarm system.
- The Tenant will install their own fire detection and alarm system, which is to be compatible with the Developer’s system and interface units.

TELECOMMUNICATIONS

- Pathway has been provided from building intakes for the Tenant to order commercial telecom services from service providers to be cabled into their demise.
- Hyperoptic are connected into the lower ground incoming telecoms rooms.
- The unit is also provided with Hyperoptic Fibre to the premises infrastructure for broadband.

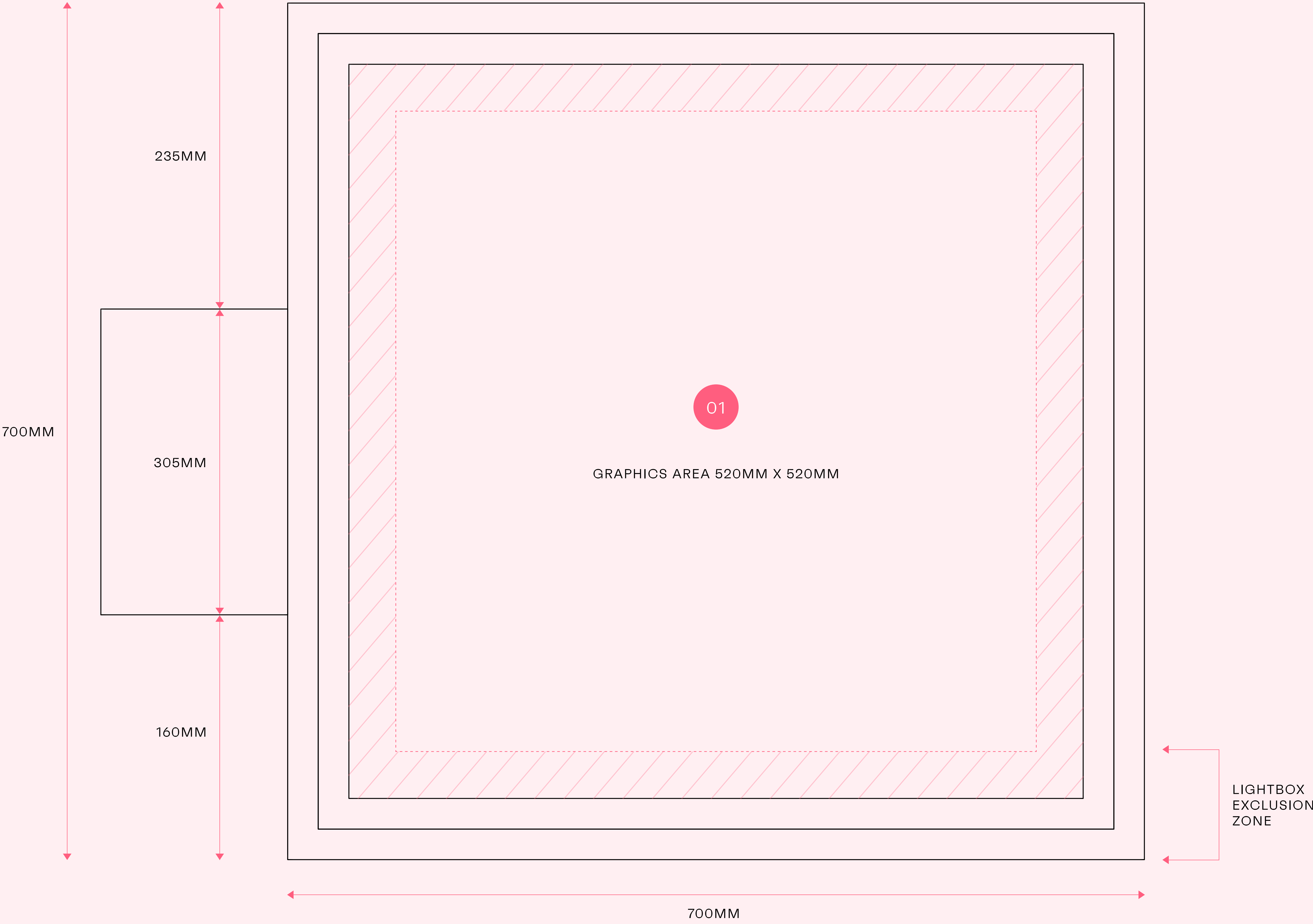
REFUSE

- All commercial Tenants will share the main waste room within 25 Baker St., at lower ground floor level. Access to the refuse room is via a dedicated goods lift.

END-OF-JOURNEY FACILITIES

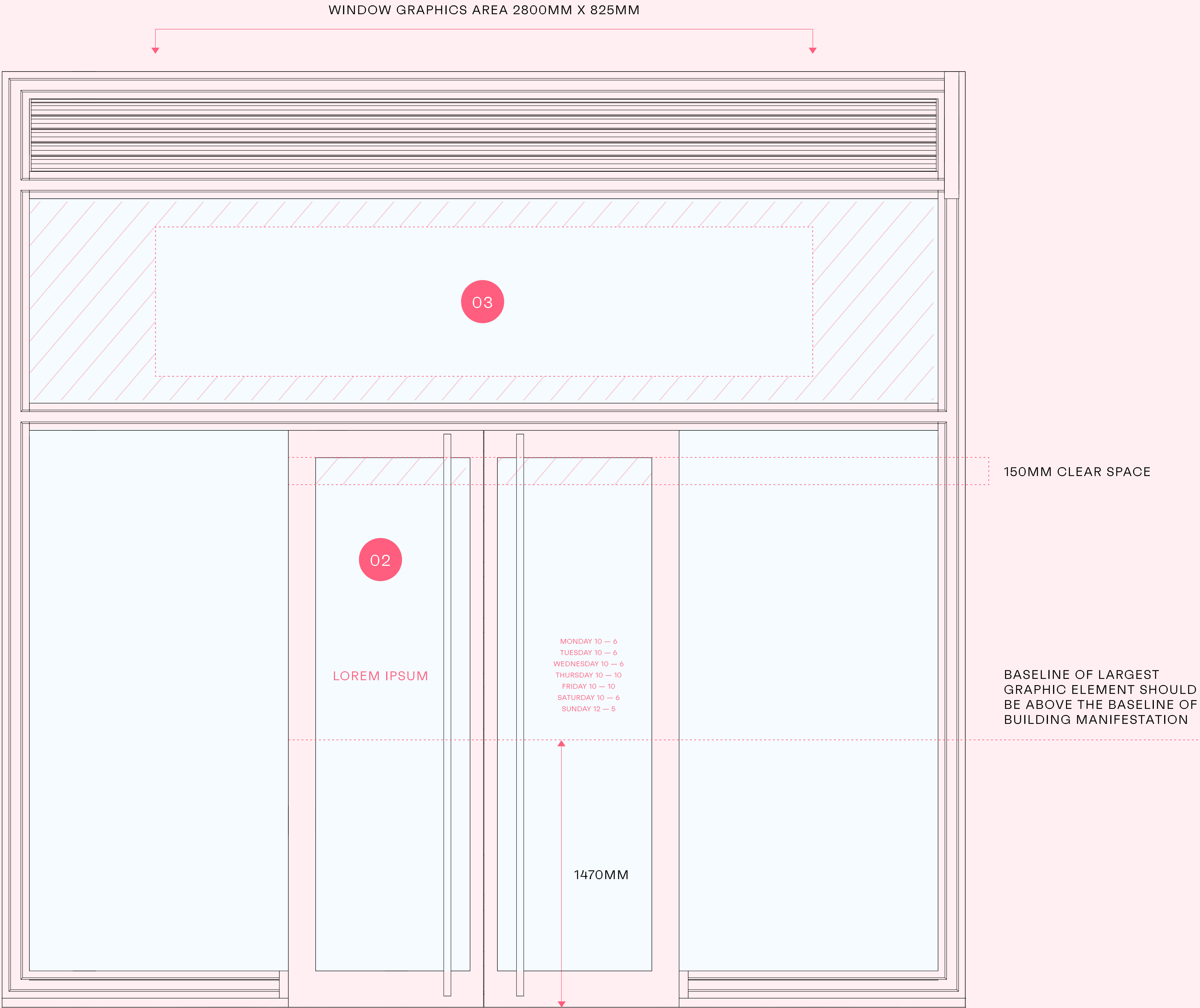
- Dedicated end-of-journey facilities at lower ground level including 3 showers (2 male, 1 female), 42 lockers and 34 secure cycle spaces.

Signage zones



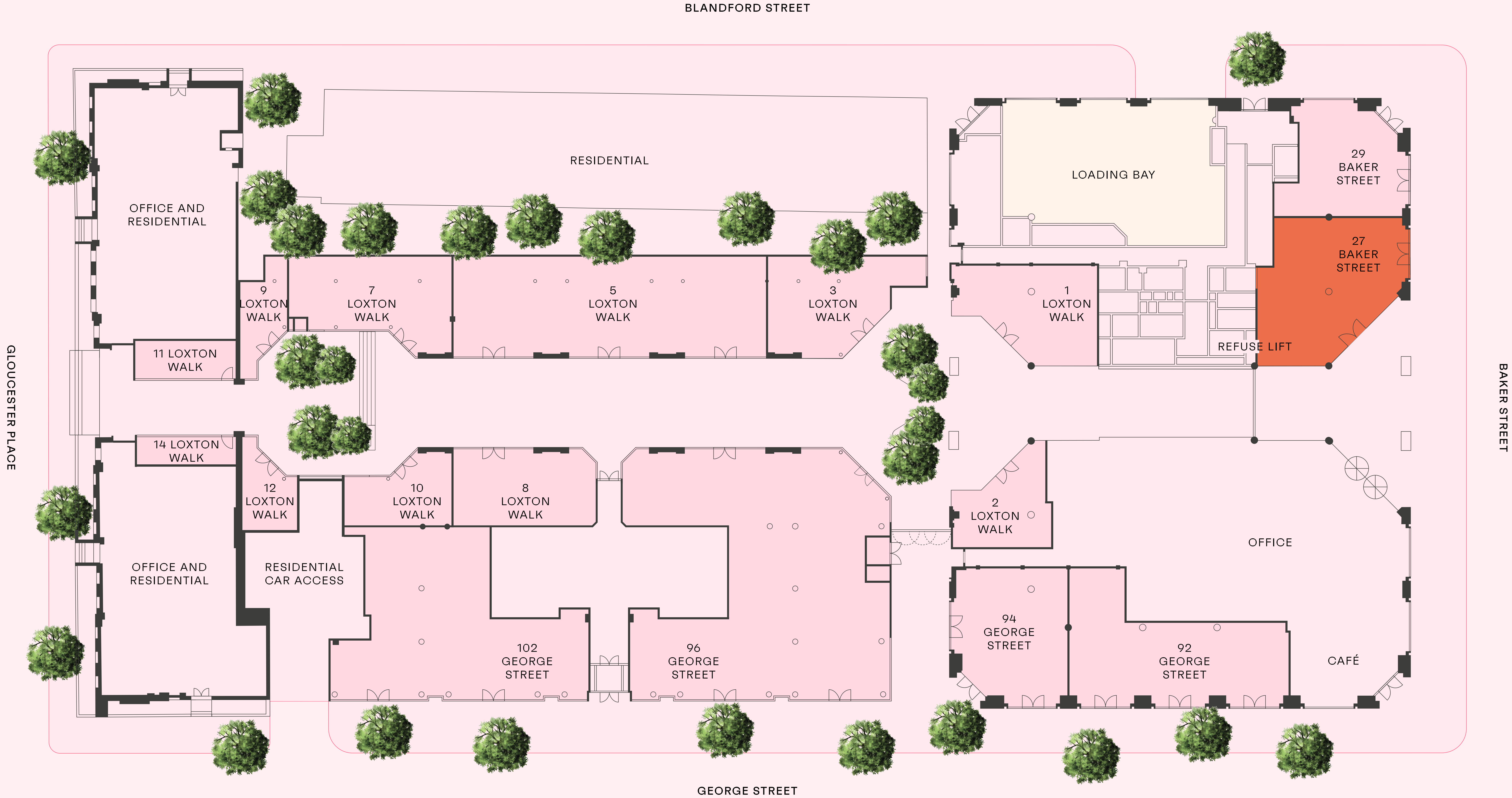
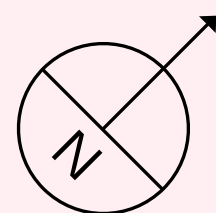
- 01. FLAG SIGNAGE
- 02. DOOR SIGNAGE
- 03. WINDOW SIGNAGE

Signage zones



- 01. FLAG SIGNAGE
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- 03. WINDOW SIGNAGE

Servicing and loading bay plan



DELIVERIES

All units within the development share the main loading bay accessed from Blandford Street. This area contains a total of three loading bays (2 x 8m and 1 x 6m).
The loading bays have a clear height of 4.5m and the maximum size vehicle permitted to enter is 8m in length. Goods should then be distributed from the loading bay to the front of the premises via trolleys or on foot. Further information about the servicing can be found in the servicing management plan.

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loxtonwalk.com

ANTI-MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.






MISPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Kenningham Retail and Savills. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation August 2024.



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