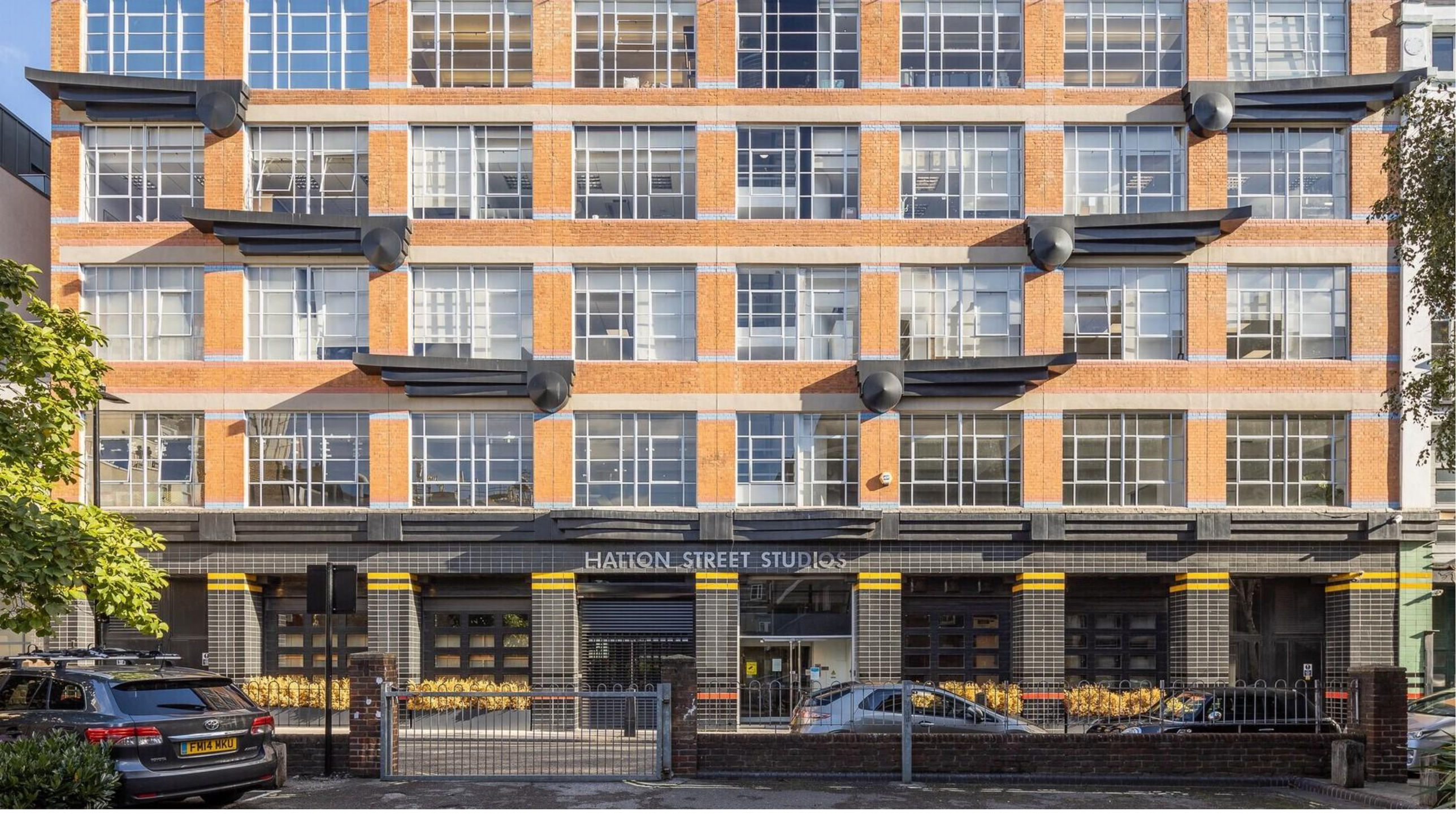
7 & 13 Hatton Street Lisson Grove, Marylebone

Creative office & studio space investment



7 & 13 Hatton Street is a 551 m2 / 5,928 ft2 creative office & studio space located on the ground floor of the Hatton Street Studios building.



Hatton Street Studios is a concrete & brick commercial building originally built in the 1920s as a joinery and furniture factory. During WWII, it became the Palmer Tyre Aeroworks, producing parts for the Royal Air Force's famous Spitfire aeroplanes. In 1985, architect Sir Terry Farrell acquired and renovated the building.

Features

— Lateral open office/studio floor space primarily on the ground floor, with additional mezzanine area and a mix of open plan meeting rooms

— High-end finish designed by Wendover, with polished concrete floor, custom birch & oak joinery throughout, Carrera marble kitchen, and custom timber-framed conference rooms

— Secure, self-contained entrance with 24/7 access

— 50-56 seats

— 4 meeting rooms

— 3 phone booths

— Great floor-to-ceiling height of over 3.5m in parts

— Air conditioning

— Kitchen

— WCs and shower

— Workshop area

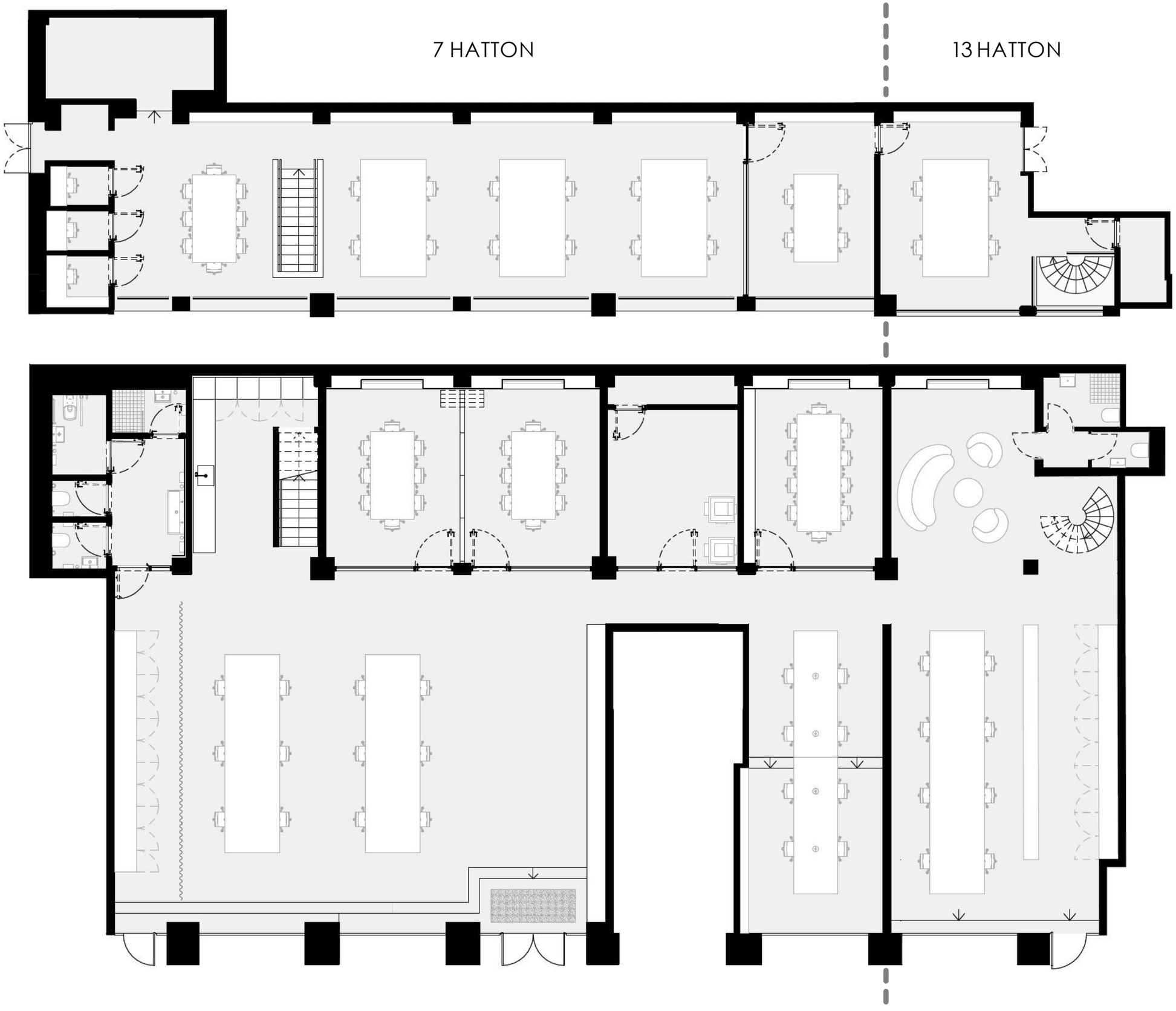
— Bike storage

— Secure keypad lockers for staff

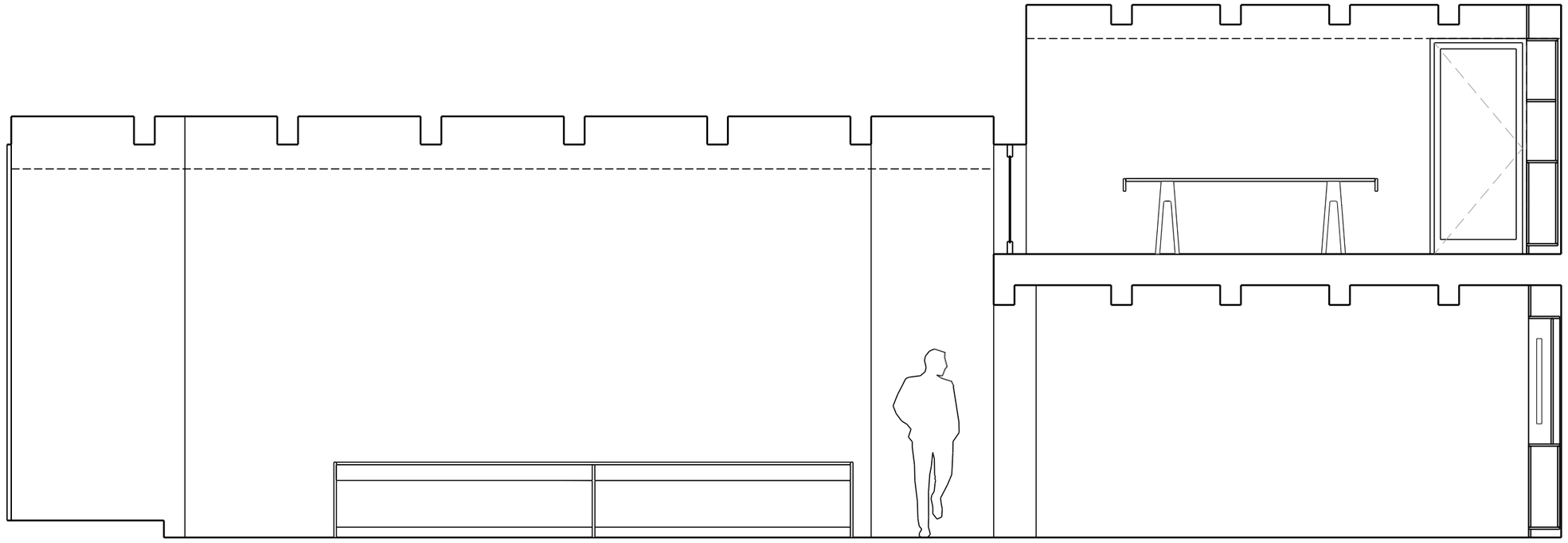
Plans

MEZZANINE

GROUND FLOOR



Section



Areas

	7 Hatton	13 Hatton	Total
Ground Floor	3,183 ft2	1,020 ft2	4,203 ft2
Mezzanine	1,415 ft2	310 ft2	1,725 ft2
Total	4,598 ft2	1,330 ft2	5,928 ft2







Location

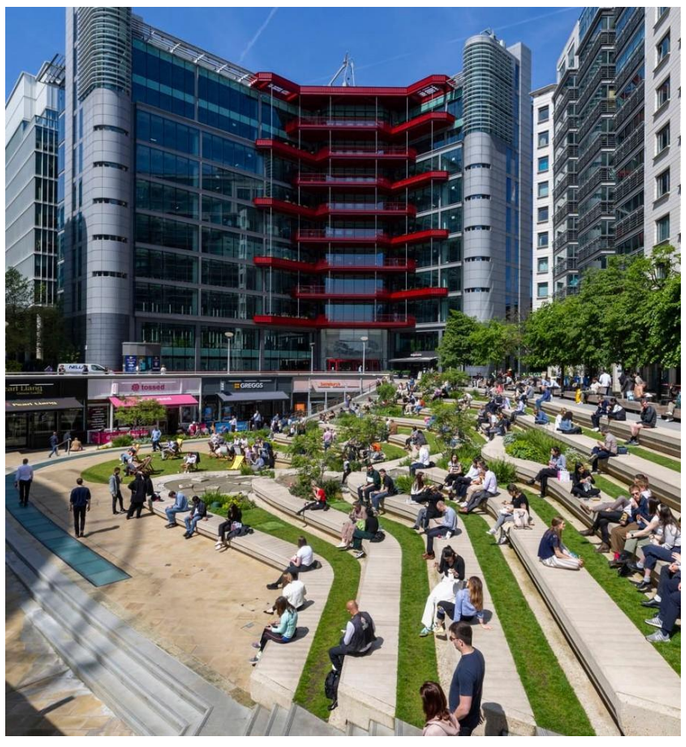
Hatton Street Studios is located in the heart of Lisson Grove. Lisson Grove is bordered on the north by St. John's Wood, on the east by Regent's Park, on the south by Marylebone and Paddington, and on the west by Maida Vale.

Lisson Grove has a long association with art, artists and theatres. Several bars and coffee shops have performance spaces and there are some art galleries scattered throughout. Church Street is a local favorite; you'll find antiques stores, shops, and local artisans selling their wares, and during the weekend it hosts a large market on the weekend. Alfie's Antique Market is the largest indoor market in London and is a place for purchasing a number of different items including antiques, collectables and vintage treasures.






ALFIES ANTIQUE MARKET


tossed
GREGGS


GAIL's
GAIL's

HATTON STREET

12 min walk

18 min walk

12 min walk

6 min walk

12 min walk

WARWICK AVENUE STATION

BAKER STREET STATION

MARYLEBONE STATION

EDGWARE ROAD STATION

WESTWAY

PADDINGTON STATION

PADDINGTON

MARBLE ARCH STATION

BOND STREET STATION

MARYLEBONE

MAYFAIR

Regent's University London

Queen Mary's Rose Gardens

Royal College of Physicians

The Sherlock Holmes Museum

The Wallace Collection

St Mary's Churchyard, Paddington

LISSON GROVE

Rossmore Rd

Park Rd

Outer Cir

Inner Cir

Chester Rd

Ulster Terrace

Marylebone Rd

Gloucester Pl

Baker St

Seymour Pl

Seymour St

George St

Wigmore St

Upper Berkeley St

Weymouth St

York St

Harley St

Park St

N Audley St

Oxford St

St John's Wood Rd

Lodge Rd

Lanark Rd

Warrington Cres

Randolph

Warwick Ave

Church St

Bell St

Westway

N Wharf Rd

Praed St

Edgware Rd

Bishop's Bridge Rd

Craven Rd

Craven Hill

Sussex Gardens

Norfolk Cres

Kendal St

Hyde Park Pl

Bayswater Rd

Inverness Terrace

Specifications

Mechanical

- VRV Units
- Ventilation: 8-10 1/S per person
- Density: 1 person per 8 m2

Data

- Fully pre-wired
- Sonos sound system
- Video conferencing

Lighting

- Viabizzuno fixtures throughout
- 7.5 W/M2

Specifications

Floors

— Concrete subfloor and screed finish

Bathroom finishes

— Coordinated Grestec tiling grid finish
— Duravit W/C's and Crosswater fixtures

Finishes

— Vitra Joyn desks
— Tracey Emin neon art installation
— Tilly Dallas landscaping

Further Information

Tenure

— Long Leasehold expiring 1st June 2111 (c.84 years unexpired)

Planning

— The property site within the St John's Wood Conservation Area in the City of Westminster

EPC

— The property has an EPC rating of 'B'

VAT

— The property is not elected for VAT

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Designed, developed, and owned by Wendover.

Wendover is a multi-disciplinary design and development practice, delivering boutique design projects from start to finish. We are based in London, Rotterdam, and New York, and work on projects in the United Kingdom, the East Coast of the United States, and mainland Europe.

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