

Winchester House, 259-269 Old Marylebone Road, Marylebone, NW1 5RA

OFFICE TO LET | 1,500 sq ft



Location

Located at the junction of Old Marylebone Road and Edgware Road, the property commands a prominent corner position. It offers good transport links with Edgware Road, Marylebone and Paddington Underground stations and National Rail Stations within walking distance.

Floor Areas

Floor	sq ft	sq m
Ground Floor	1,500	139
TOTAL (approx.)	1,500	139

*Measurement in terms of NIA

Description

The ground floor unit benefits from street frontage onto Old Marylebone Road and provides fitted out office space. This would also lend itself well to a retail occupier.

Rhys Evans, Partner

📞 020 7025 1393

Suzy Link, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

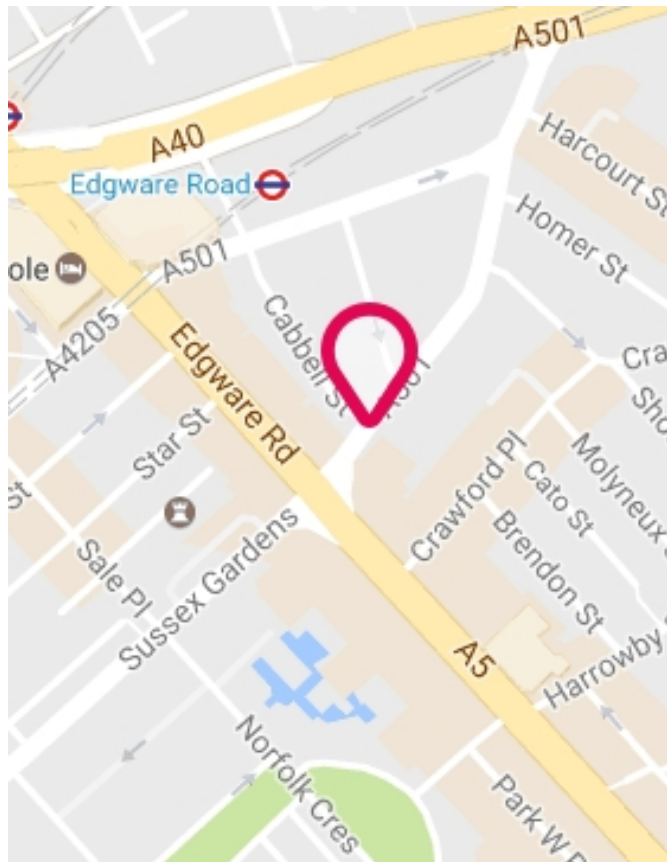
Subject to Contract January 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

Winchester House, 259-269 Old Marylebone Road, Marylebone, NW1 5RA



OFFICE TO LET | 1,500 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	£55.00 psf pax
Rates:	Estimated at £15.00 psf pax (until 1st April 2017)
Service Charge:	Approximately £8.50 psf pax

Amenities

- Air cooling
- Ground floor frontage
- Demised WCs & Shower
- Kitchenette
- Car Parking available
- Perimeter trunking

Rhys Evans, Partner

020 7025 1393
revans@monmouthdean.com

Suzy Link, Agency Surveyor

020 7025 8940
slink@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract January 2017