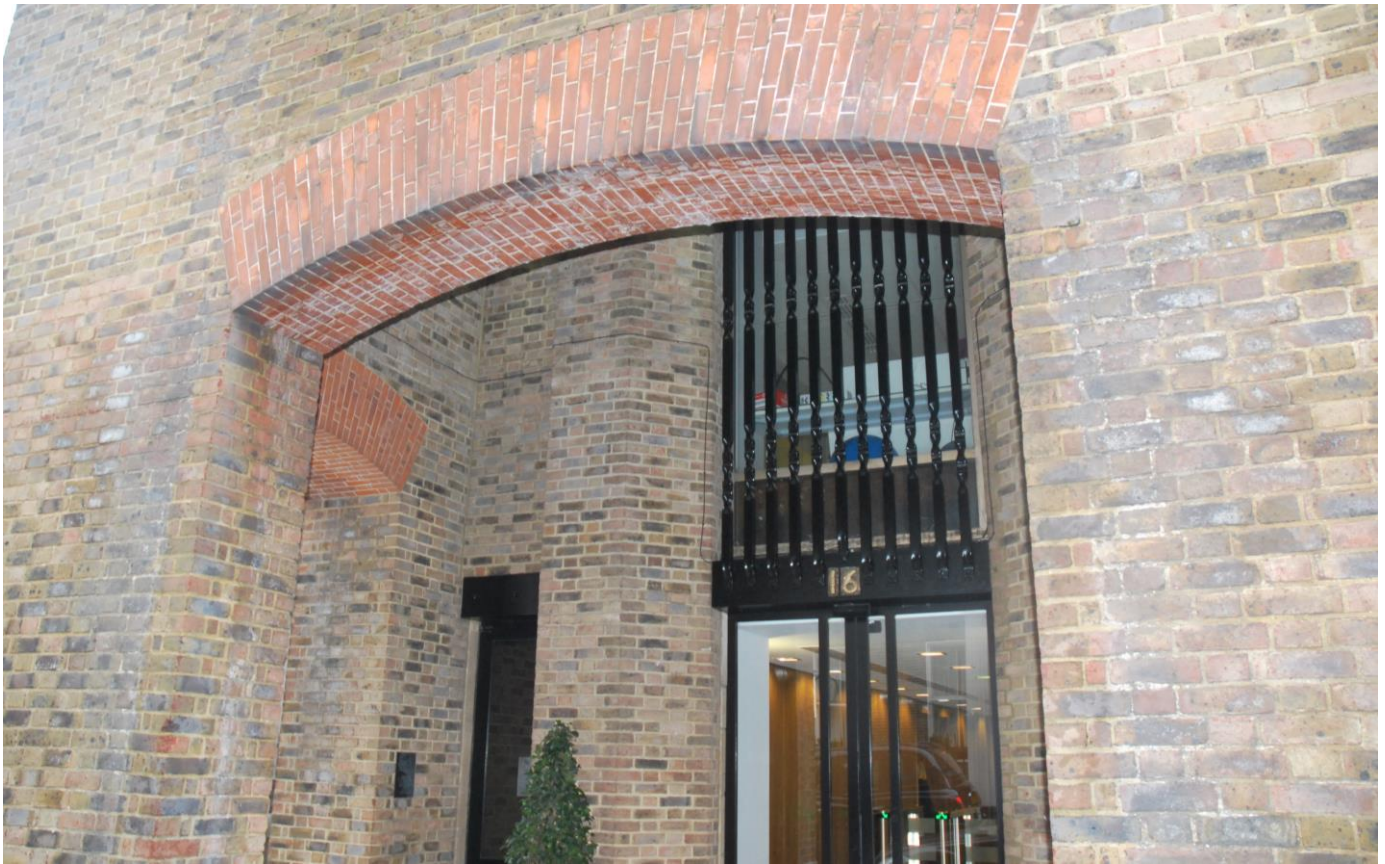


16 Connaught Place, Marylebone, London W2 2ES

OFFICE TO LET | 1,095



Location

The building is prominently located on Connaught Place at the western end of Oxford Street, by the north east corner of Hyde Park and is only a short walk to the attractive retail quarter of Connaught Village. The building is within easy walking distance of Marble Arch Underground station (Central Line) and Paddington Mainline station is within easy reach.

Floor Areas


| Floor | sq ft | sq m |
|------------------------|--------------|------------|
| Part Garden Floor | 1,095 | 101 |
| TOTAL (approx.) | 1,095 | 101 |

*Measurement in terms of NIA


Description

This garden floor provides bright, contemporary office space which would suit a variety of occupiers. The available space is open plan with good natural light and has access to the garden.

Suzy Link, Agency Surveyor

 020 7025 8940

Jamie Quinn, Trainee Surveyor

 020 7025 8945

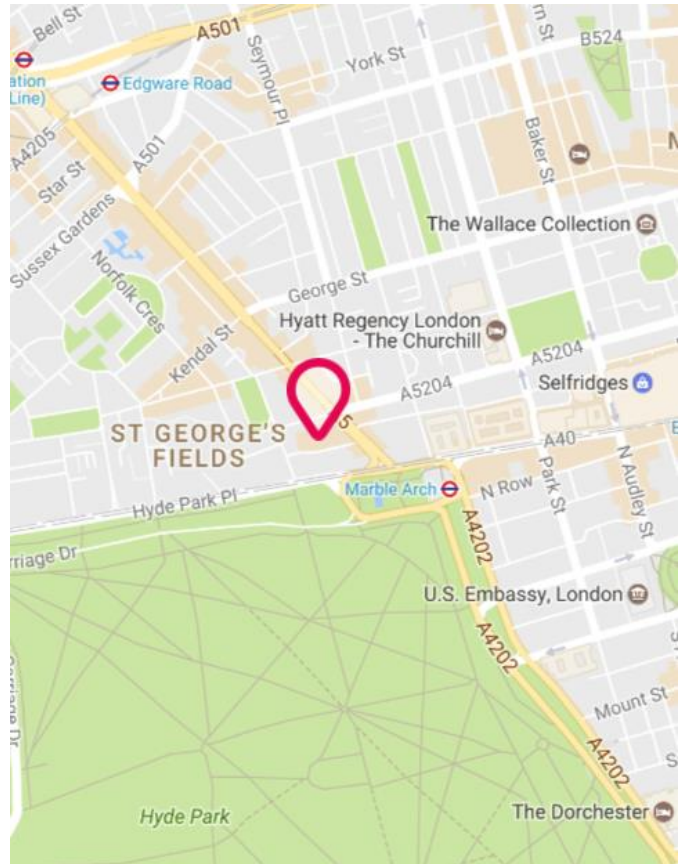
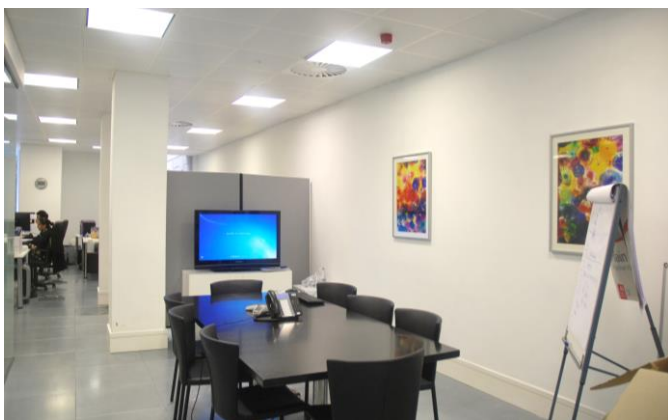
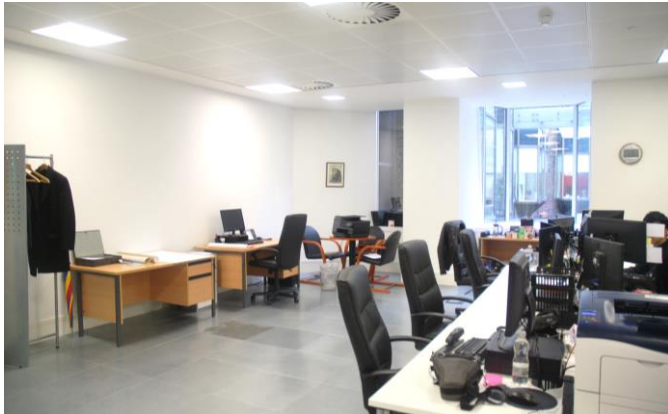
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract May 2017

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

16 Connaught Place, Marylebone, London W2 2ES

OFFICE TO LET | 1,095 sq ft



Terms

| | |
|-----------------|---|
| Tenure: | Leasehold |
| Lease: | An assignment of the existing lease until 17th August 2019. |
| Rent: | £49.50 psf pax (£54,202 pax) |
| Rates: | Estimated at £19.00 psf pa (£20,805 pa) |
| Service Charge: | £9.15 psf (£10,019.25 pa) |

Amenities

- Excellent natural light
- Air conditioning
- 24 Hour manned reception
- High speed fibre
- Fully accessible raised floors
- X2 Passenger lift
- Garden area with seating
- Use of meeting room facilities

Suzy Link, Agency Surveyor

020 7025 8940
slink@monmouthdean.com

Jamie Quinn, Trainee Surveyor

020 7025 8945
jqinn@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 May 2017