

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

OFFICE TO LET | 2,400 – 5,200 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
8th (approx.)	2,400	223
4th (approx.)	2,800	260
<b>TOTAL (approx.)</b>	<b>5,200</b>	<b>483</b>


\*Measurement in terms of NIA

## Description


The 4th floor office provides bright and airy office space, which is fully fitted with private WCs and a kitchenette. There is also a conservatory included in the demise, which is ideal for a meeting room space.

The 8th floor provides media style office space which is mainly open plan. The floor benefits from fantastic views across central London.

### 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](http://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.

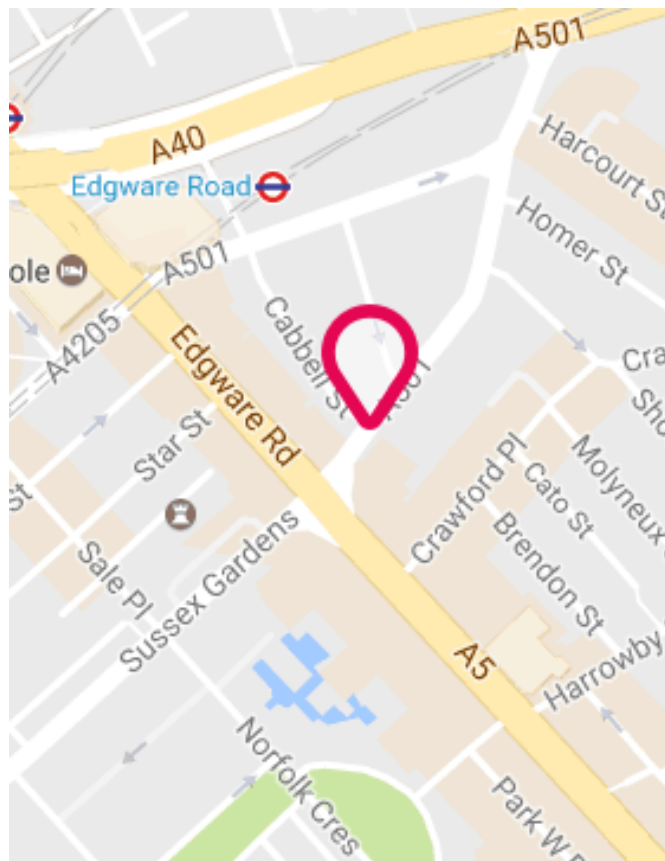
**Subject to Contract May 2017**

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

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



OFFICE TO LET | 2,400 – 5,200 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 pa (2017/18)
Service Charge:	Approximately £8.50 psf pax

## Amenities

- Air cooling
- Demised WCs
- 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](http://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