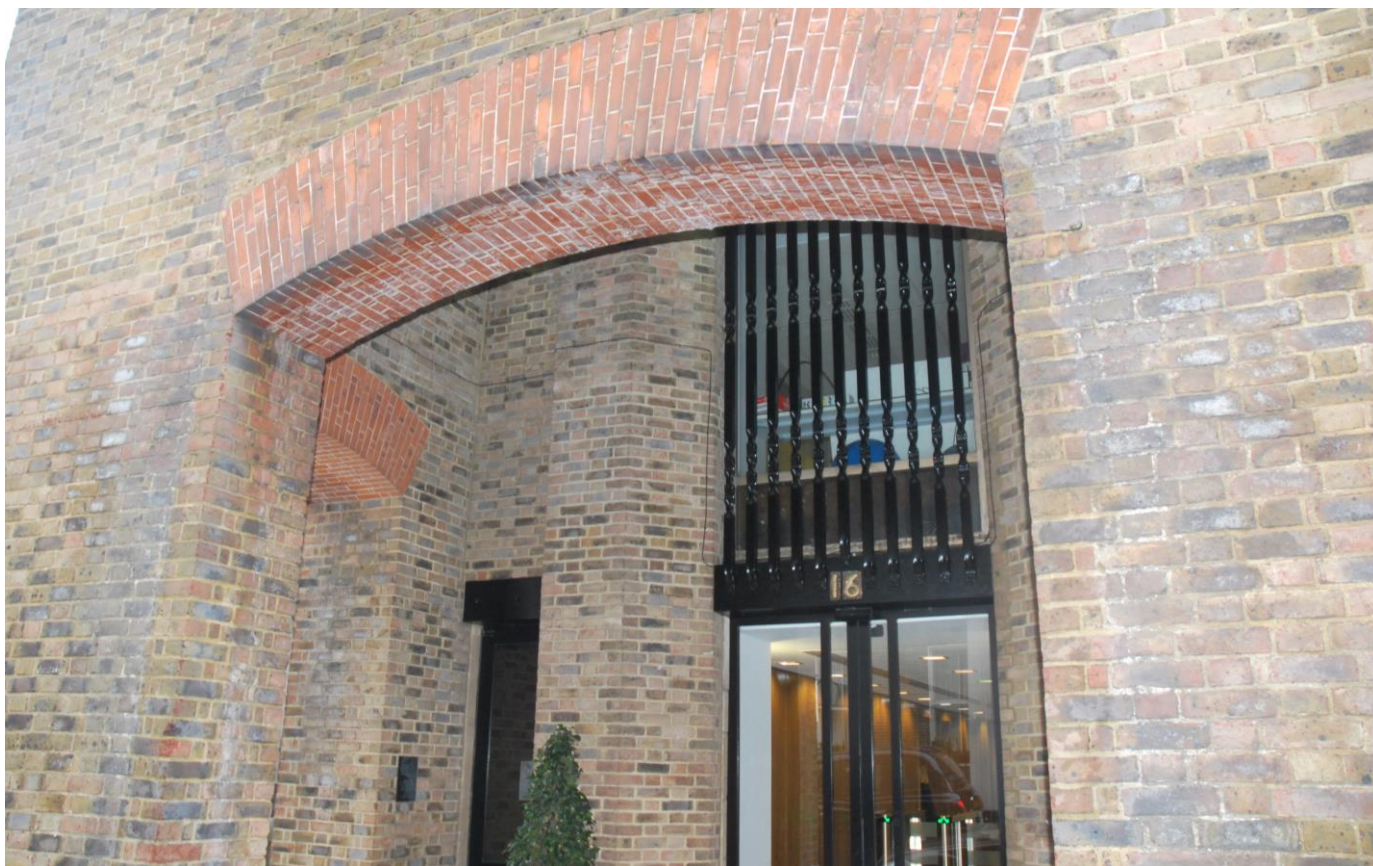


16 Connaught Place

Marylebone, London, W2 2ES



OFFICE TO LET | 1,095 sq ft



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

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.

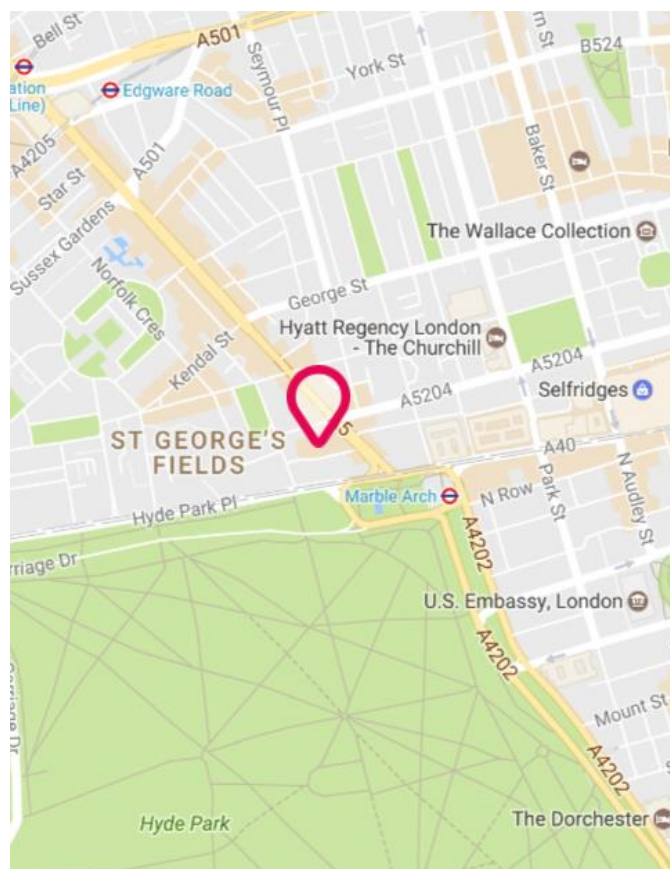
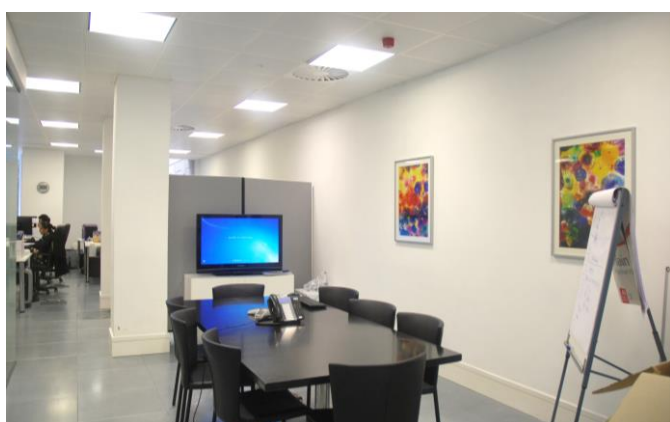
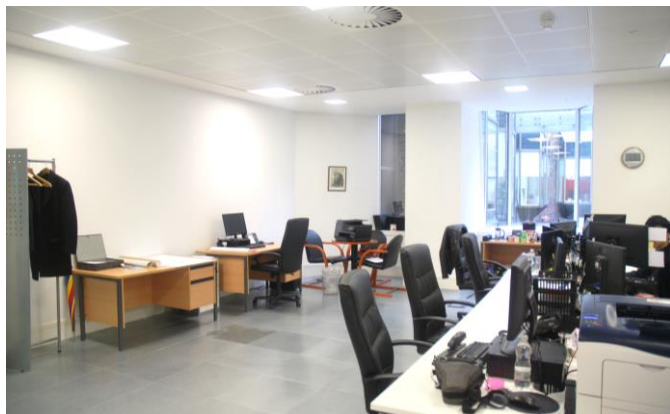
Subject to Contract August 2017

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

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Subject to Contract August 2017