

# 239 Old Marylebone Road

Marylebone, London, NW1 5QT

OFFICE TO LET | 1,992 – 19,562 sq ft



### Location

239 Old Marylebone Road is located on the south side of Old Marylebone Road and adjoins 15-19 Crawford Place. The building is situated in the fashionable village of Marylebone, benefitting from a large array of prestigious restaurants, hotels and retailers. Both Hyde Park and Regent's Park are also a short walk away.

The building benefits from good transport links with Edgware Road, Marylebone, Paddington Underground stations and Marylebone and Paddington National Rail Stations all within a short walking distance. There are also several bus routes serving Edgware Road.

### Description

The building offers efficient floor plates over ground to 6th floors and is due to be refurbished to provide bright, contemporary office accommodation. This building is available on a self-contained basis or alternatively the floors can be let separately.

### Floor Areas

Floor	sq ft	sq m	Status
6th Floor	1,992	185	LET
5th Floor	2,207	205	
4th Floor	2,127	197	
3rd Floor	2,265	210	
2nd Floor	2,331	216	
1st Floor	2,144	199	LET
Ground Floor	6,496	603	
TOTAL (approx.)	19,562	1,817	
*Measurement in terms of NIA			

Rhys Evans, Partner

020 7025 1393

Suzy Link, Agency Surveyor

020 7025 8940

Georgia Mason, Agency 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](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 September 2017

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## Terms

Tenure:	Leasehold
Lease:	New flexible lease(s) direct from the landlord
Rent:	£55.00 psf pax
Rates:	Estimated £15.67 psf pa 2017/18
Service Charge:	Approximately £8.50 psf pax

## Amenities

- Air cooling
- Passenger lift
- Plaster ceilings
- Raised floors
- Car parking (by separate arrangement)
- Showers

### Rhys Evans, Partner

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