

**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        |
| <b>TOTAL (approx.)</b> | <b>1,095</b> | <b>101</b> |

\*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.


### Marylebone

Bordered by Oxford Street to the south and running up to Regent's Park in the north, Great Portland Street to the east and Edgware Road to the west. Marylebone is characterised by grand Georgian streets and as a business location, Harley Street is best known as the centre of the medical world in London. In the 18th century various wealthy families owned much of the area and their names still adorn some Marylebone streets and squares, including Cavendish Square and Portman Square.

**Suzy Link, Senior Surveyor**

 020 7025 8940

**Georgia Mason, Agency Surveyor**

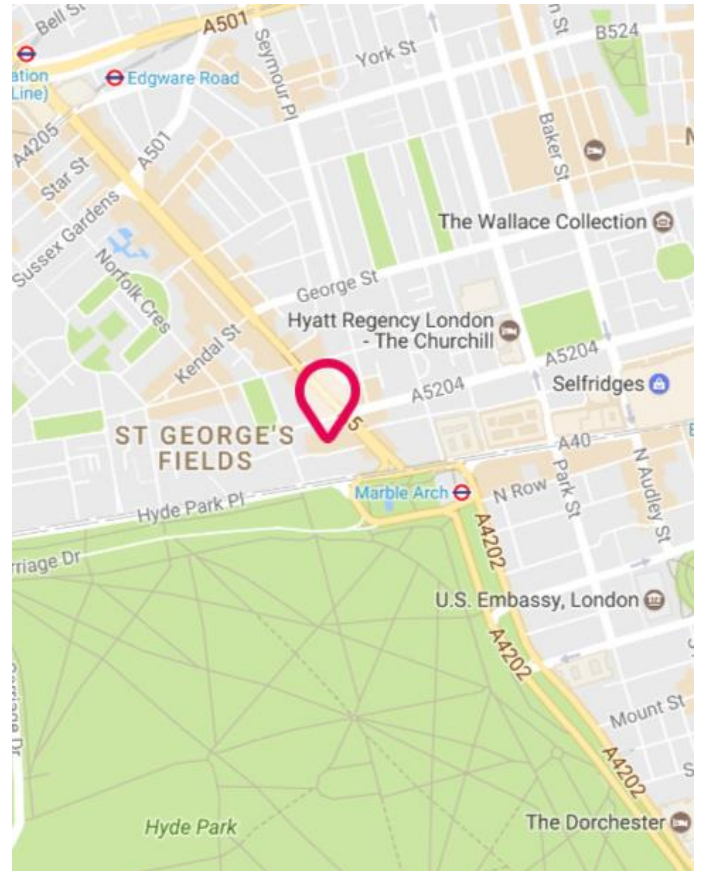
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property 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 2018**

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## 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) (2017/2018)         |
| Service Charge: | £9.15 psf (£10,019.25 pa)                                   |
| EPC Rating:     | TBC   |

## 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

### Suzu Link, Senior Surveyor

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