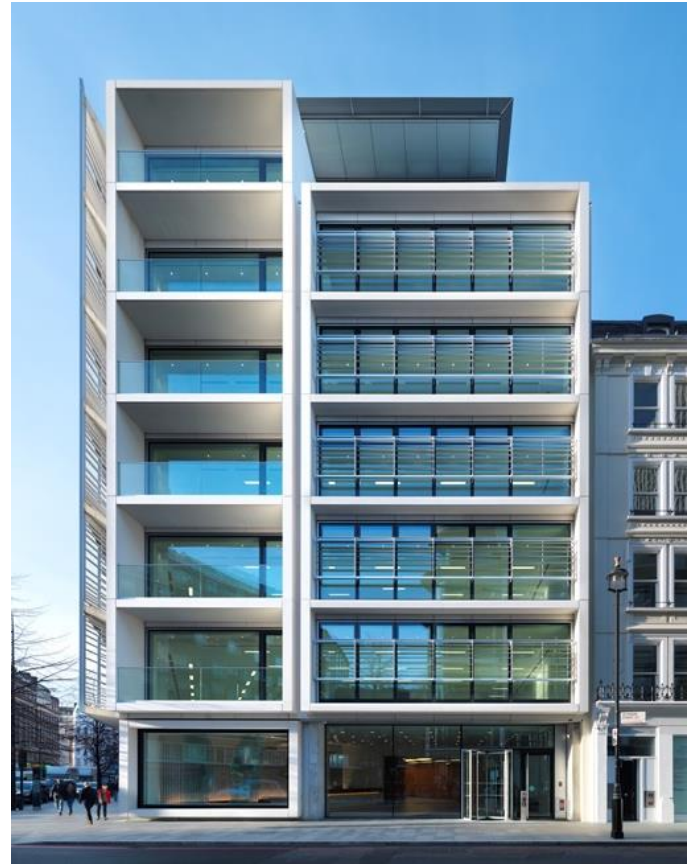


**FITTED GRADE A OFFICE FLOOR TO LET AS PART OR WHOLE | 4th Floor – 4,469 sq ft
or 10,226 sq ft**



Location

Marble Arch House, developed by British Land in 2015 is located in the heart of Portman Village on Seymour Street and comprises seven floors of Grade A office space. It is conveniently situated within a minute walk to Marble Arch and 10 minutes to Bond Street tube station and also lies within close proximity to Paddington and Marylebone National Rail stations giving easy access to the Gatwick Express and imminently to Crossrail.

Portman Village offers a variety of unique independent bars, delis, restaurants and boutique shops. Additionally, Oxford Street is just moments away offering a wide selection of high street and designer brands, as is Mayfair for hotels, restaurants and bars.

Description

The 4th floor provides stunning high quality fitted office space accessed via a spacious manned reception and three 17 person passenger lifts. The space benefits from several private offices and meeting rooms, an impressive gym with showers and a generous café and break-out space with access to two roof terraces. The building also has bike storage, showers, drying rooms and lockers in the basement.

The fit out is extremely impressive and this development is one of the very "best in class".

Floor Areas

Floor	sq ft	sq m
Part 4th Floor	4,469	415
Whole 4th Floor	10,226	950
TOTAL (approx.)	10,226	950

*Measurement in terms of *NIA

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.

Jason Hanley, Partner

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Suzy Link, Senior Surveyor

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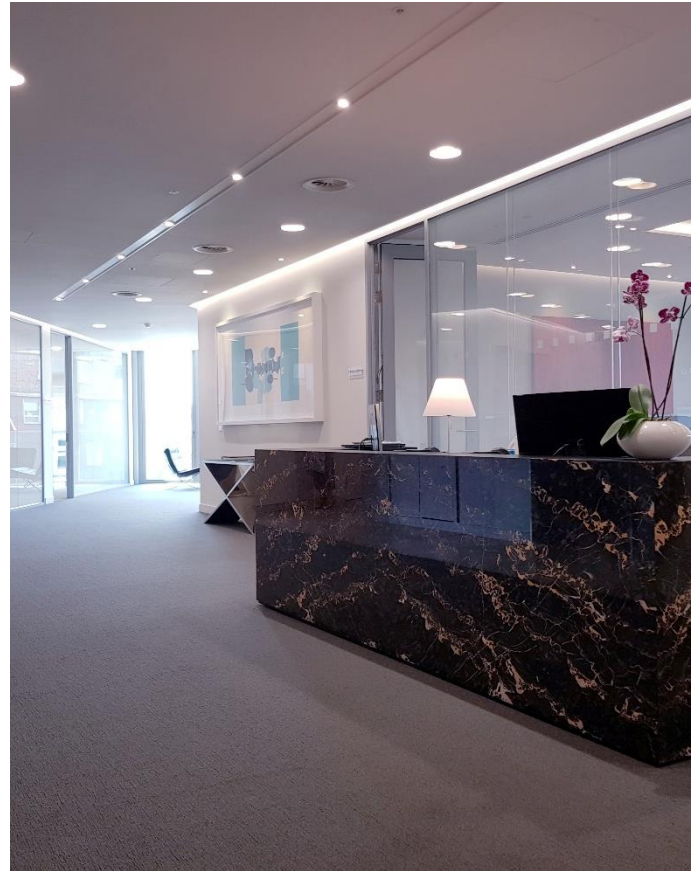
Georgia Mason, Agency Surveyor

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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.yoa.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 July 2018

**FITTED GRADE A OFFICE FLOOR TO LET AS PART OR WHOLE | 4th Floor – 4,469 sq ft
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Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease for the whole floor until February 2025 with a rent review February 2020. Alternatively a sub lease of approximately half the floor at an open market rent (on application).
Rent:	Passing rent £78.50 psf pax
Rates:	Estimated at £25.40 psf pa (2018/19)
Service Charge:	£12.50 psf pa (2017/18)
EPC Rating:	B

Amenities

- High quality fit out
- Impressive reception area with commissionaire
- Two terraces with excellent views
- Building has 74 bicycle spaces
- 4 basement showers & 3 further private showers on the 4th floor
- Drying room with lockers
- Three x 17 person passenger lifts
- 2.75m floor-to-ceiling height
- Fibre
- 4 pipe fan coil ceiling mounted air conditioning
- Liquid crystal privacy glass
- Fully fitted private 4th floor gym
- BREEAM Excellent
- Generous kitchen and break out space with access to the terrace

Jason Hanley, Partner

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