

239 Old Marylebone Road

Marylebone, London, NW1 5QT



OFFICE TO LET | 2,127 – 6,599 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, 3rd, 4th & 5th floors and provides bright, contemporary office accommodation with varying fit out configurations.

The 4th floor has been refurbished to a media specification, with wooden floors, exposed services, brick feature wall and suspended LED lighting.

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	LET
1st Floor	2,144	199	LET
Ground Floor	6,496	603	LET
TOTAL (approx.)	6,599	613	

*Measurement in terms of NIA

Rhys Evans, Partner

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Suzy Link, Senior Surveyor

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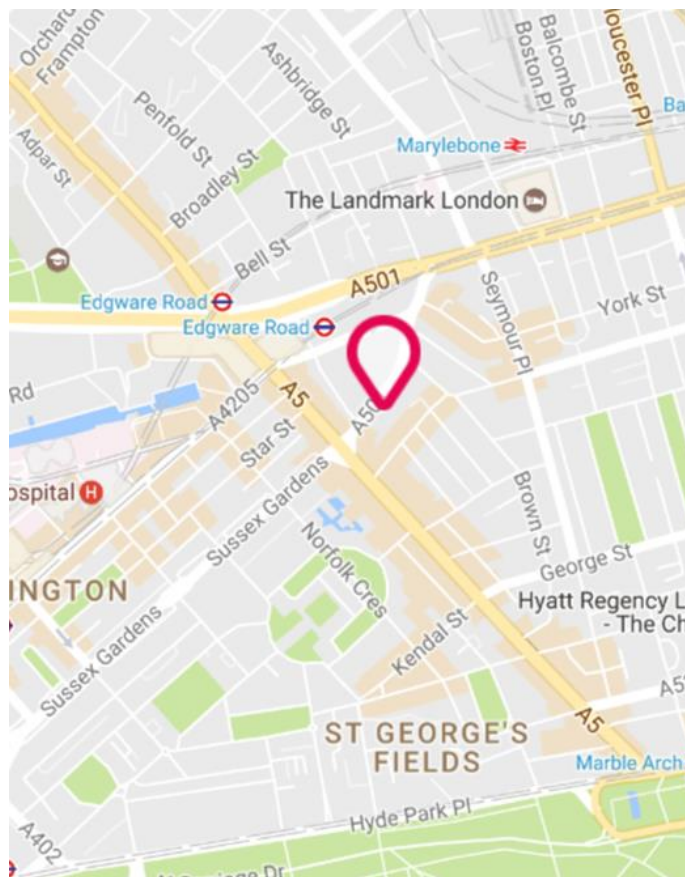
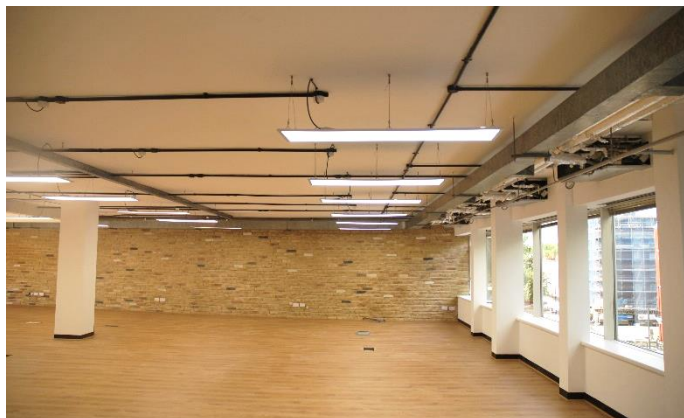
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Subject to Contract July 2018

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Terms

Tenure:	Leasehold
Lease:	New flexible lease(s) direct from the landlord
Rent:	£45.00 psf pax
Rates:	Estimated £18.45 psf pa 2018/19
Service Charge:	Approximately £8.50 psf pax
EPC Rating:	TBC

Amenities

- Air cooling
- Passenger lift
- Plaster ceilings & exposed brick (4th floor)
- Suspended LED lighting (4th floor)
- Raised floors
- Car parking (by separate arrangement)
- Showers

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