

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.

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.

Paul Dart, Partner

 020 7025 1390

Rebecca Saxon, Associate Partner

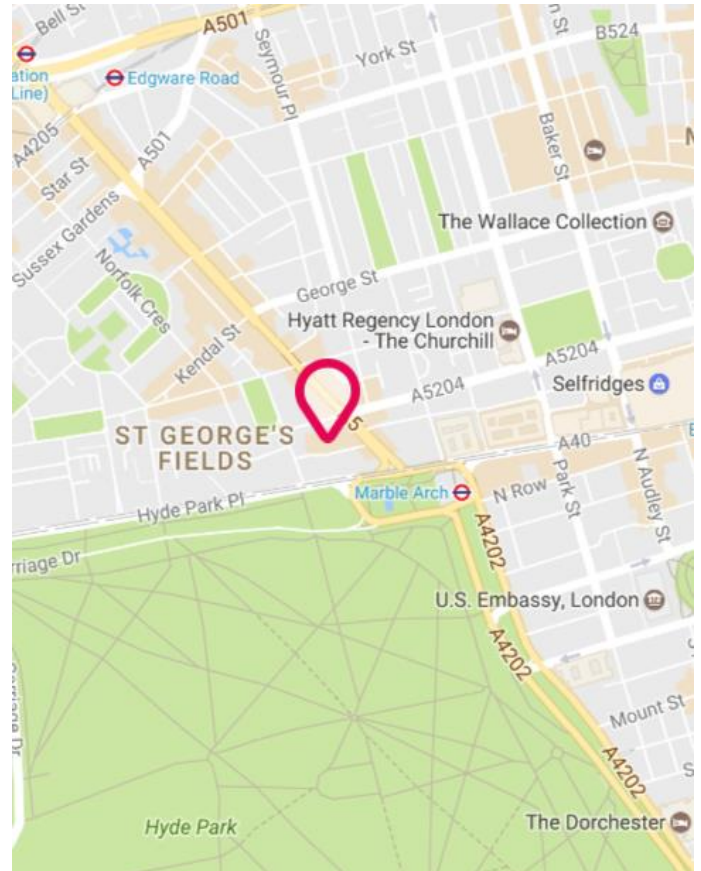
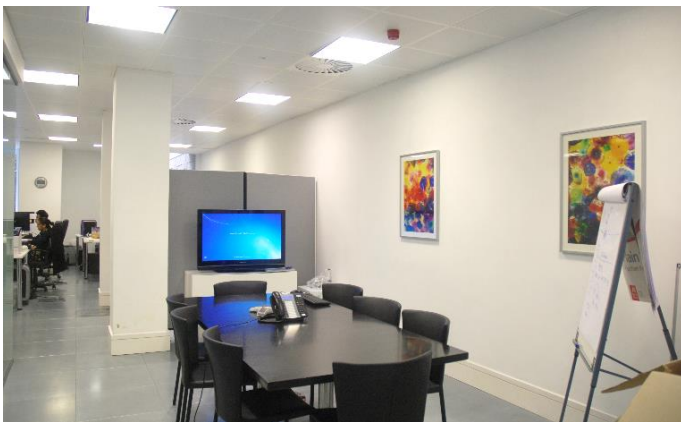
 020 7025 1397

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 March 2019

**16 Connaught Place,
Marylebone, London, W2 2ES**

OFFICE TO LET | 1,095 sq ft



Terms

Tenure:	Leasehold
Lease:	A sublease for a term to be arranged
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

Paul Dart, Partner

📞 020 7025 1390
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract March 2019