

**Winchester House, 259-269 Old  
Marylebone Road, Marylebone, London, NW1 5RA**



**OFFICE TO LET | 2,050 sq ft**



## Location

Located at the junction of Old Marylebone Road and Edgware Road, the property commands a prominent corner position. It offers good transport links with Edgware Road, Marylebone and Paddington Underground stations and National Rail Stations within walking distance.

## Floor Areas


Floor	sq ft	sq m
Part 1 <sup>st</sup> Floor	2,050	190
<b>TOTAL (approx.)</b>	<b>2,050</b>	<b>190</b>

\*Measurement in terms of NIA


## Description

The 1st floor office provides fully fitted bright and airy office space.

**Rhys Evans, Partner**

 020 7025 1393

**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.

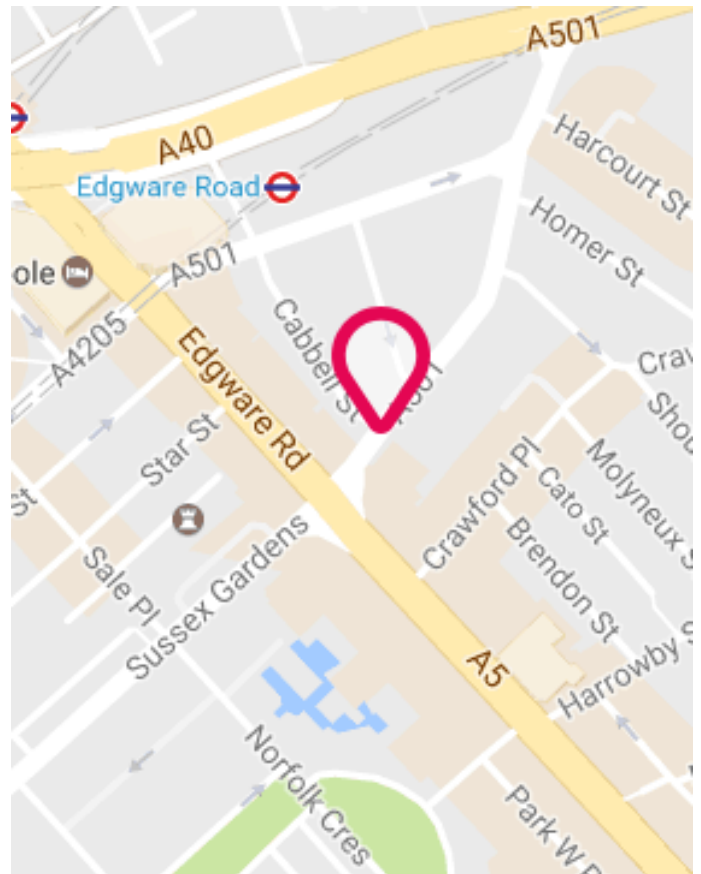
**Subject to Contract April 2019**

 020 7025 1390  4 Golden Square London W1F 9HT

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Photograph for indicative purposes only



**Terms**

Tenure:	Leasehold
Lease:	A new lease is available direct from the landlord.
Rent:	£45.00 psf pax
Rates:	£21:00 psf pa ( 2019/2020 )
Service Charge:	Approximately £8.50 psf pax

**Amenities**

- Air cooling
- WCs
- Kitchenette
- Perimeter trunking
- Manned reception
- Car Parking available (by separate arrangement)

**Rhys Evans, Partner**

📞 020 7025 1393  
✉️ revans@monmouthdean.com

**Georgia Mason, Agency Surveyor**

📞 020 7025 8945  
✉️ gmason@monmouthdean.com

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