

239 Old Marylebone Road

Marylebone, London, NW1 5QT



OFFICE TO LET | 1,992 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 an efficient floor plate on the 6th floor and provides bright, contemporary office accommodation which is due to be refurbished.

Floor Areas

Floor	sq ft	sq m	Status
6th Floor	1,992	185	
TOTAL (approx.)	1,992	185	

*Measurement in terms of NIA

Rhys Evans, Partner

020 7025 1393

Olivia Stapleton, Agency Surveyor

020 7025 8940

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.

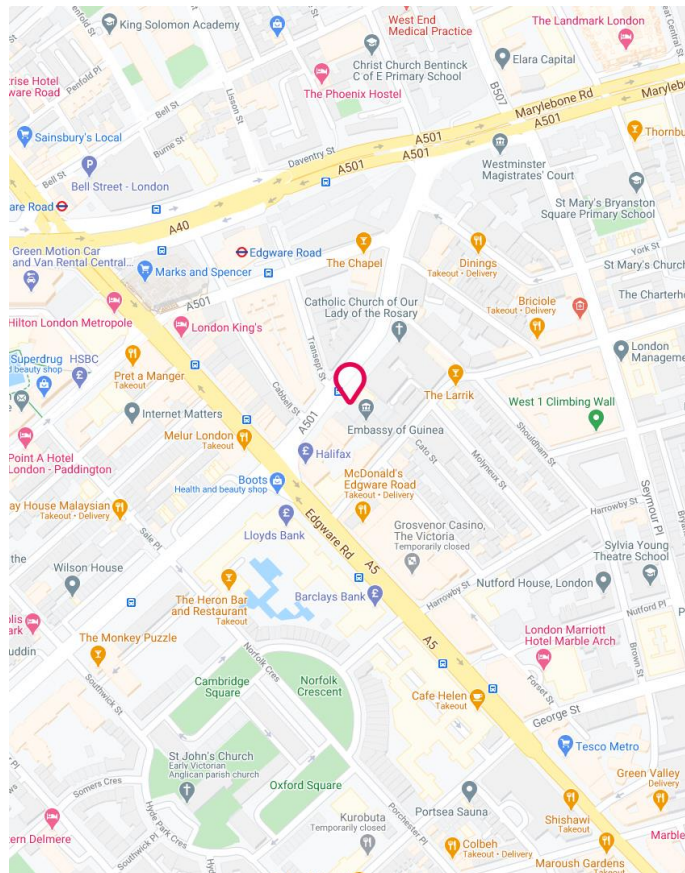
Subject to Contract June 2022

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Terms

Tenure:	Leasehold
Lease:	New flexible lease direct from the landlord
Rent:	£29.50 psf pax
Rates:	Estimated £20.00 psf pa 2020/21
Service Charge:	Approximately £7.50 psf pax

Amenities

- Air cooling
- Passenger lift
- To be refurbished
- LED lighting
- Raised floors
- Car parking (by separate arrangement)
- Showers

Rhys Evans, Partner

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