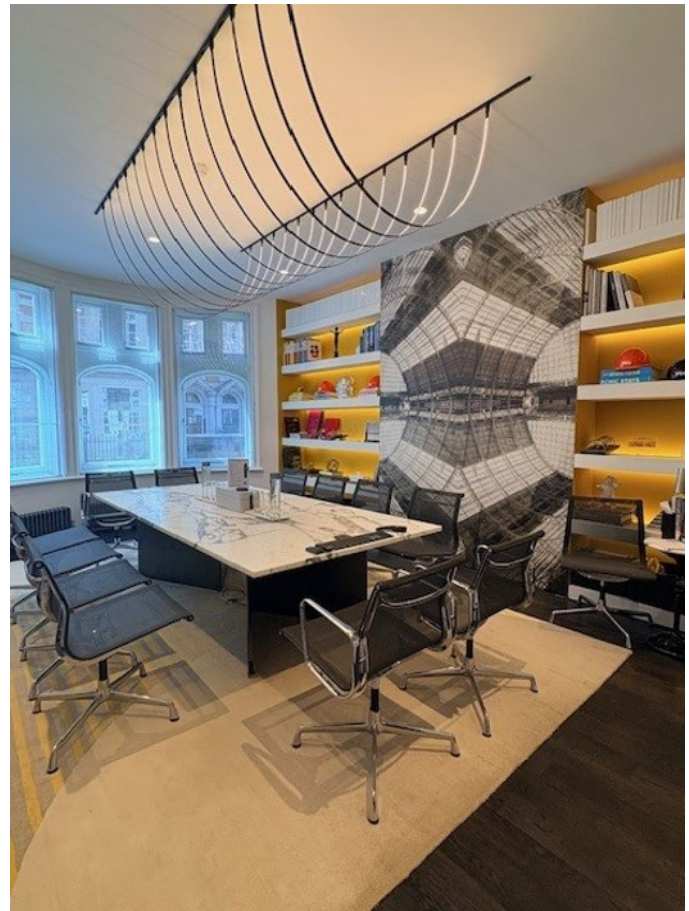


2 Bentinck Street

Marylebone, London, W1U 2FA



3rd & 4th FLOOR OFFICES TO LET | 840 sq ft



Location

The building is situated in the heart of Marylebone, between Welbeck Street and Thayer Street, with historical and boutique amenities within a short walking distance. The location is “professional” yet also part of “Marylebone Village” (see <https://www.marylebonevillage.com/>). Without doubt one of the finest and desirable “up market” locations centered around Marylebone High Street.

Bond Street (Central, Jubilee and Elizabeth lines) and Oxford Circus (Victoria, Bakerloo and Central lines) tube stations are situated within close proximity to the premises, as are Baker Street and Marylebone Station.

Description

This beautiful period building is owned and occupied by a famous business involved with residential and commercial development. They presently have three period rooms available on the 4th floor divided as suites, currently fitted with high ceilings, period and contemporary finishes and excellent natural light. The office suites benefit from access to three additional shared meeting rooms in the building, a kitchenette, a reception with receptionist, along with a passenger lift. The entire 3rd floor is also available.

Floor Areas

Floor	sq ft	sq m
4 th Floor (Room 3)	97	9
4 th Floor (Room 2)	118	11
4 th Floor (Room 1)	151	14
3 rd Floor (several rooms)	474	44
TOTAL (approx.)	840	78

*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.

In the 18th century various wealthy families such as the Howard de Walden Family and the Portman Family created Estates from their pig farms! Their names still adorn many of the streets and squares. Their “Estate Offices” still do an exemplary job of maintaining the area so as to ensure its genteel professional manner. Whilst walking the area one could be mistaken for having travelled back in time!

Jack Barton or Jason Hanley

📞 07424 224213 / 02070251390

jbarton@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.

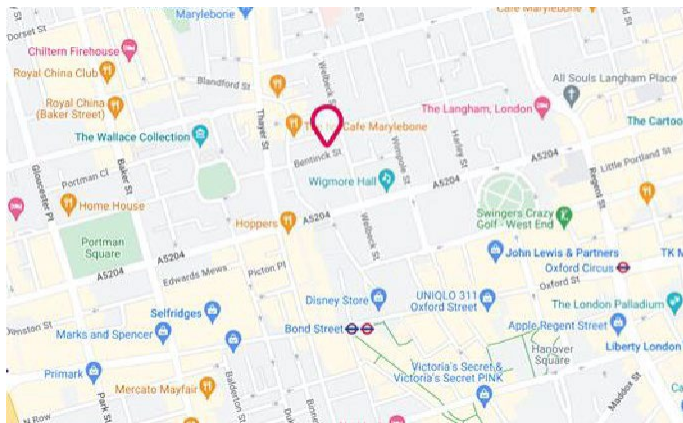
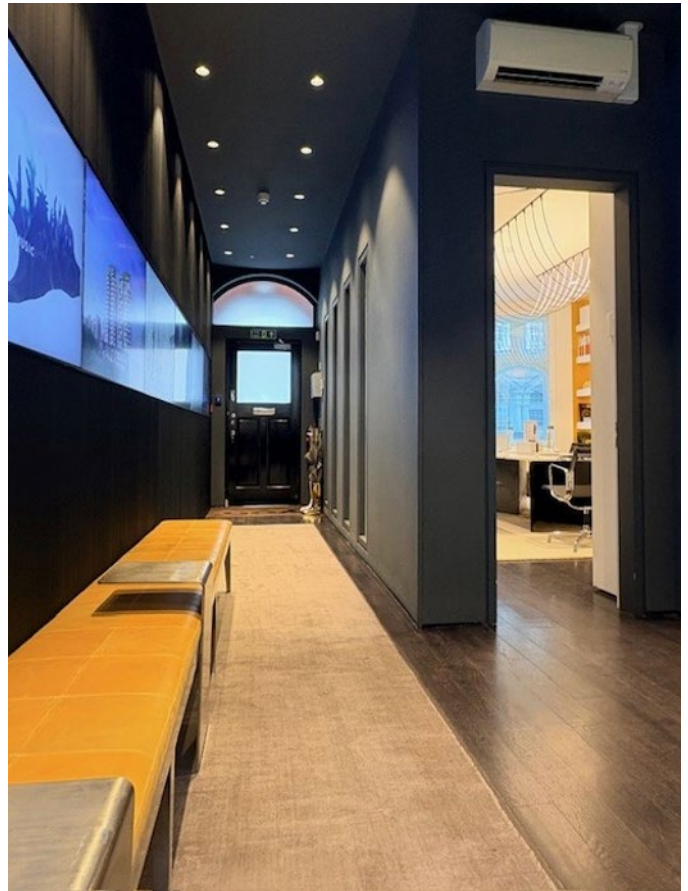
Subject to Contract July 2026

2 Bentinck Street

Marylebone, London, W1U 2FA



3rd & 4th FLOOR OFFICES TO LET - 840 sq ft



Terms

Tenure:	Leasehold
Lease:	Flexible Lease from 24 months +
Rent:	£150.00psf inclusive* (ex VAT) <i>*(inclusive of rent, rates, service charge and 1 hour of meeting room usage per week)</i>
Cost Per Annum	£126,000+ VAT (Total Inclusive ex VAT)

Amenities

- Access to x3 shared meeting rooms within the building (house rules apply)
- Passenger lift
- Beautiful entrance/common parts
- Period and contemporary stylish finishes
- Good natural light
- Excellent location
- House Concierge/Receptionist
- Shared Kitchenette

Jack Barton or Jason Hanley

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Subject to Contract July 2026