

FULLY FITTED PLUG N PLAY OFFICE SUITE IN MARYLEBONE



Part 1st Floor 1,222 Sq Ft / 113.53 Sq M

LOCATION

The property is situated in the heart of Marylebone. The property benefits from excellent prominence fronting the west side of Harcourt Street, and is visible from Seymour Place. There are numerous independent pubs, restaurants and boutique shops within the immediate vicinity as well as the extensive amenity of Baker Street and Marylebone High Street within a short walk. Marylebone and Edgware Road Stations are within a two minute walk and the new Crossrail hub at Paddington Station will be within a 10 minute walk approximately 800m to the west.

DESCRIPTION

The part first floor benefits from a modern open plan space with superb natural light throughout. The building provides a manned reception, communal WCs and a large communal kitchen area for all tenants.



30 HARCOURT STREET LONDON, W1





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AMENITIES

Excellent Natural Light
Fibre Connectivity
CAT 5e Cabling
Communal WCs
Audio Entry System
Building Commissionaire

Comfort Cooling
Communal Shower Facility
Large Communal Kitchen
Great Transport Links
Furniture can be included

TERMS

A new FRI lease for a term to be agreed direct from the Freeholder.

QUOTING RENT

£59.50 per sq ft per annum exclusive of service charge & business rates.

RATES

Circa. £21.00 per sqft (2018/2019)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents:-

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