

259-269 Old Marylebone Road

London NW1

Economical, Refurbished Office Space To Let

7th floor – 2,400 sq ft (223 m²)

Inclusive rent less than £55 psf



- Refurbished to an open-plan configuration with new fitted kitchen
- Comfort cooled
- Walking distance from Paddington and Marylebone stations
- Perimeter trunking
- Suspended ceilings with LED lighting
- Stunning views
- Demised WCs
- Manned reception
- Passenger lift
- Parking by arrangement (outside of congestion zone)

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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 the following a short walk away:

- Paddington (National Rail services, Bakerloo, Circle, District and Hammersmith & City lines)
- Marylebone (National Rail services and Bakerloo line)
- Edgware Road (Circle, District and Hammersmith & City lines).

Description

The available accommodation is located on the seventh floor, which is accessed by way of a manned reception and passenger lift.

The comfort-cooled office measures 2,400 sq ft and affords fantastic views across Central London. The space is in an open-plan configuration with a new large fitted kitchen. There is new LED lighting and perimeter trunking.

Lease

Available by way of a new lease direct from the landlord for a term by arrangement.

Rent

£29.50 per sq ft per annum exclusive.

Rates

Circa £17.00 per sq ft per annum. Interested parties are asked to make their own enquires with the Local Authority.

Service Charge

£7.00 per sq ft per annum.

Energy Performance

TBC.

For further information or to arrange a viewing, please contact the sole agents:

Crossland Otter Hunt
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