


CROSSLAND
OTTER HUNT

14 David Mews,
London,
W1U 6EQ

Self-contained Mews in the Heart of Marylebone

1,833 sq ft (170.29 sq m)

020 7408 1114
www.coh.eu

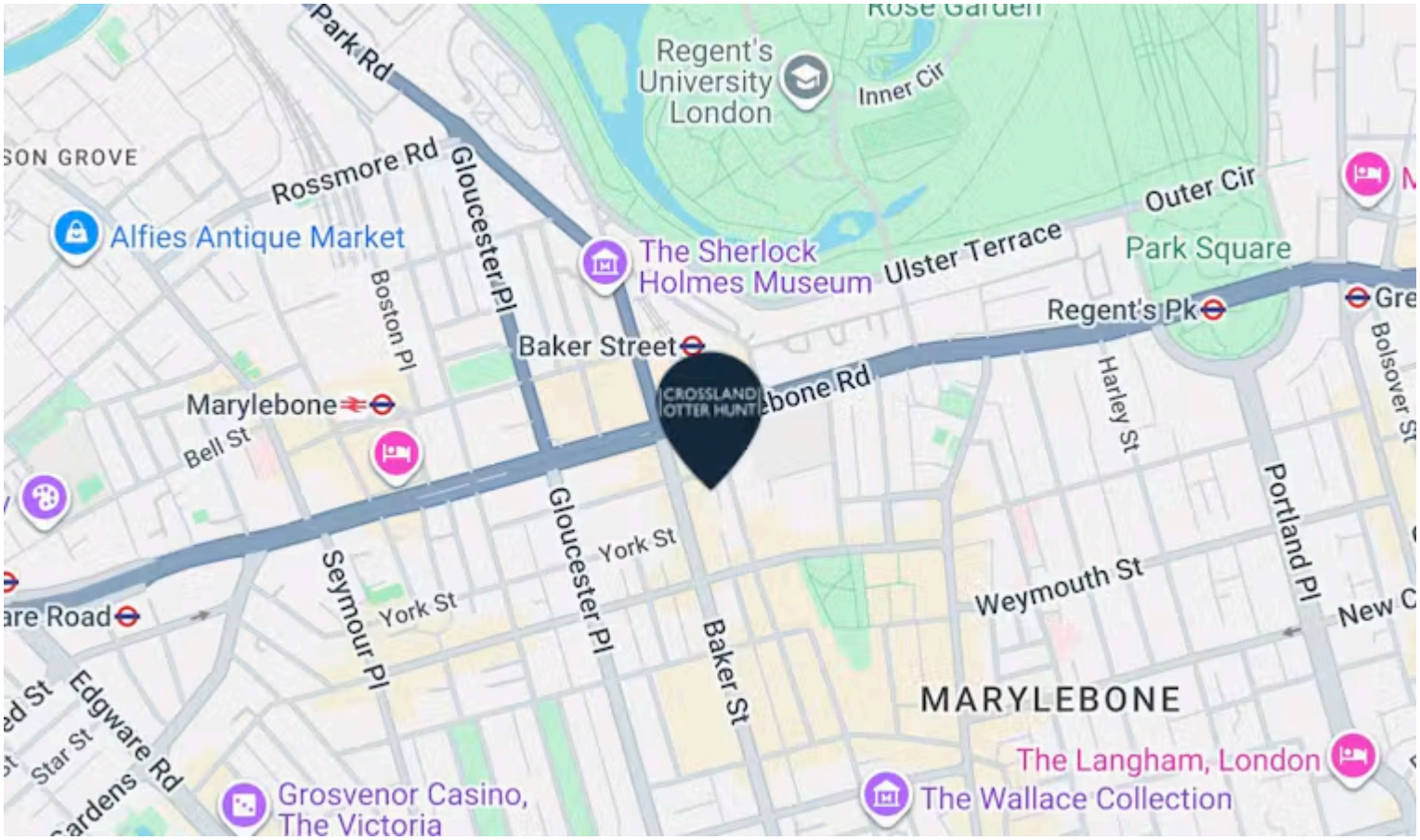
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## Nearest Stations

- Baker Street (0.1 Miles)
- Marylebone (0.3 Miles)
- Edgware Road (Circle/District/Hammersmith and City) (0.5 Miles)

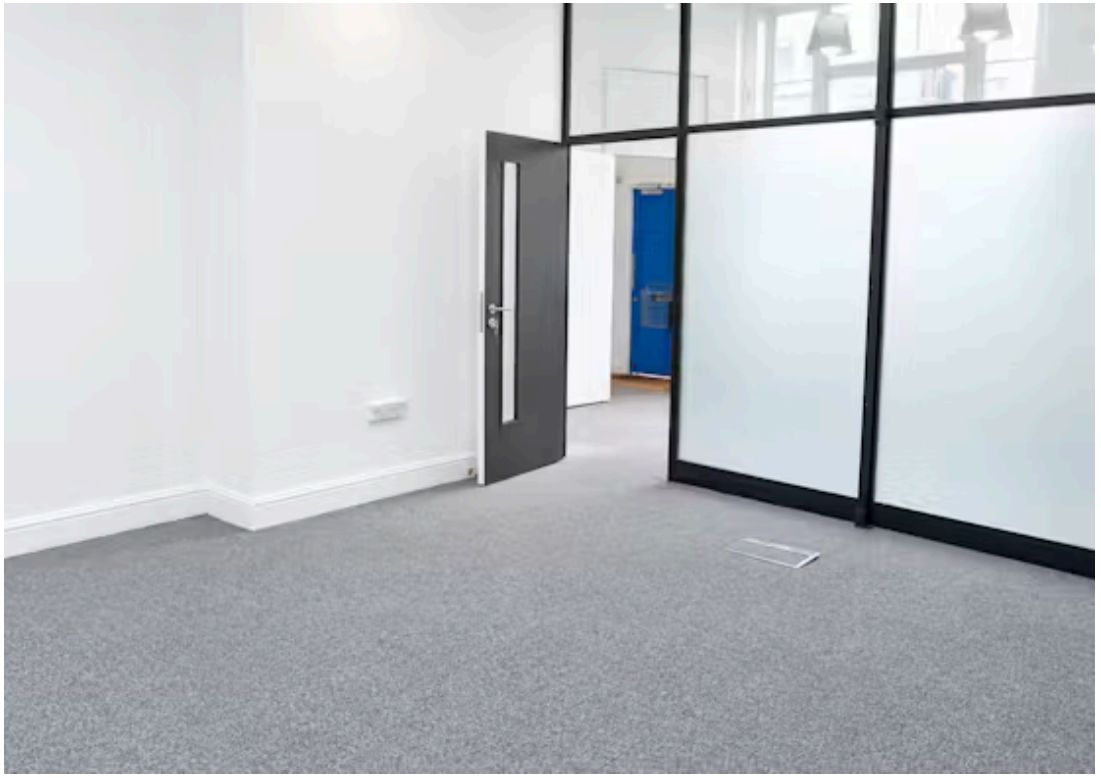
14 David Mews is situated in Marylebone, near Marylebone High Street. The property benefits from excellent local amenities, with cafés, restaurants and retail close by, alongside good transport links from Baker Street and Bond Street stations.

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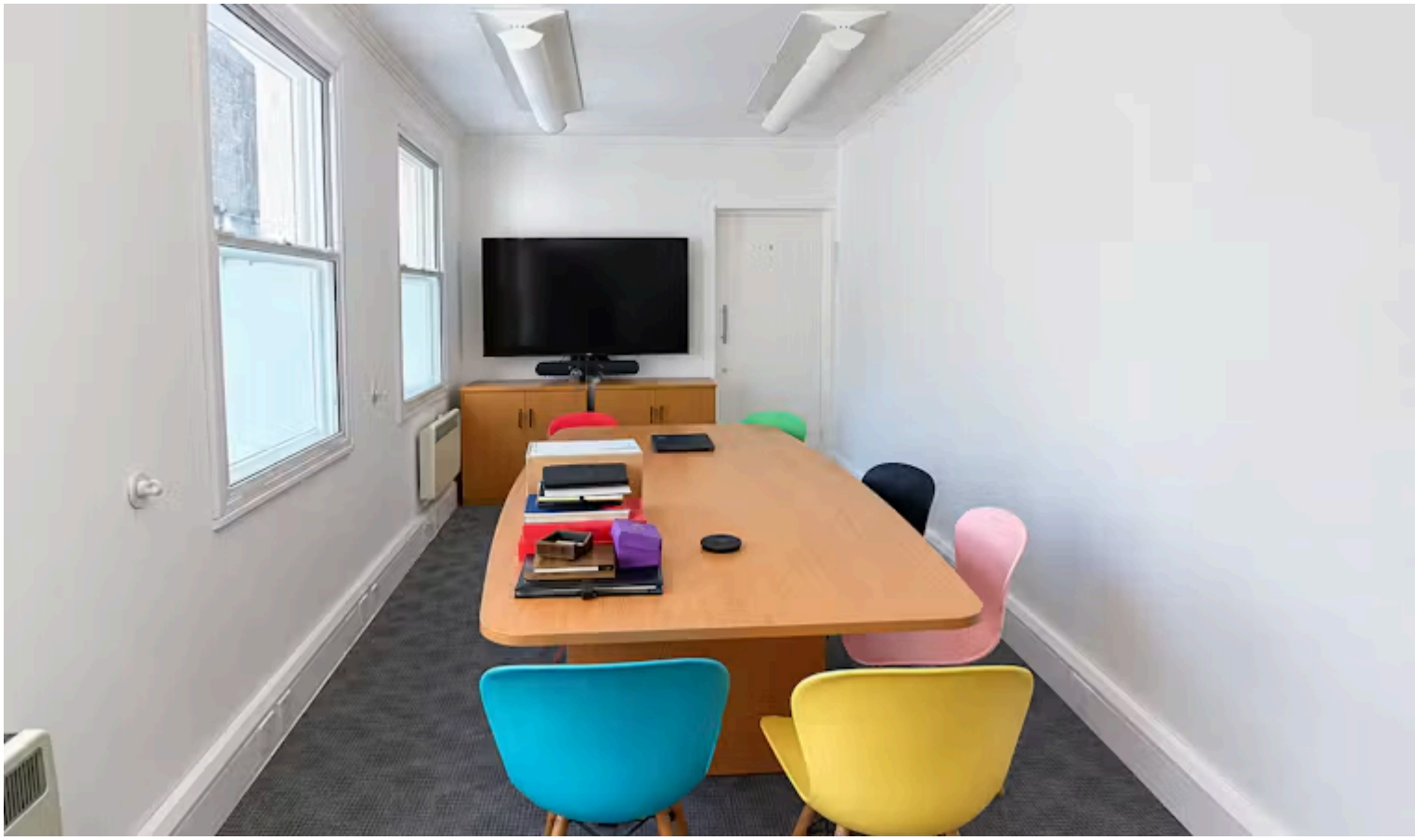
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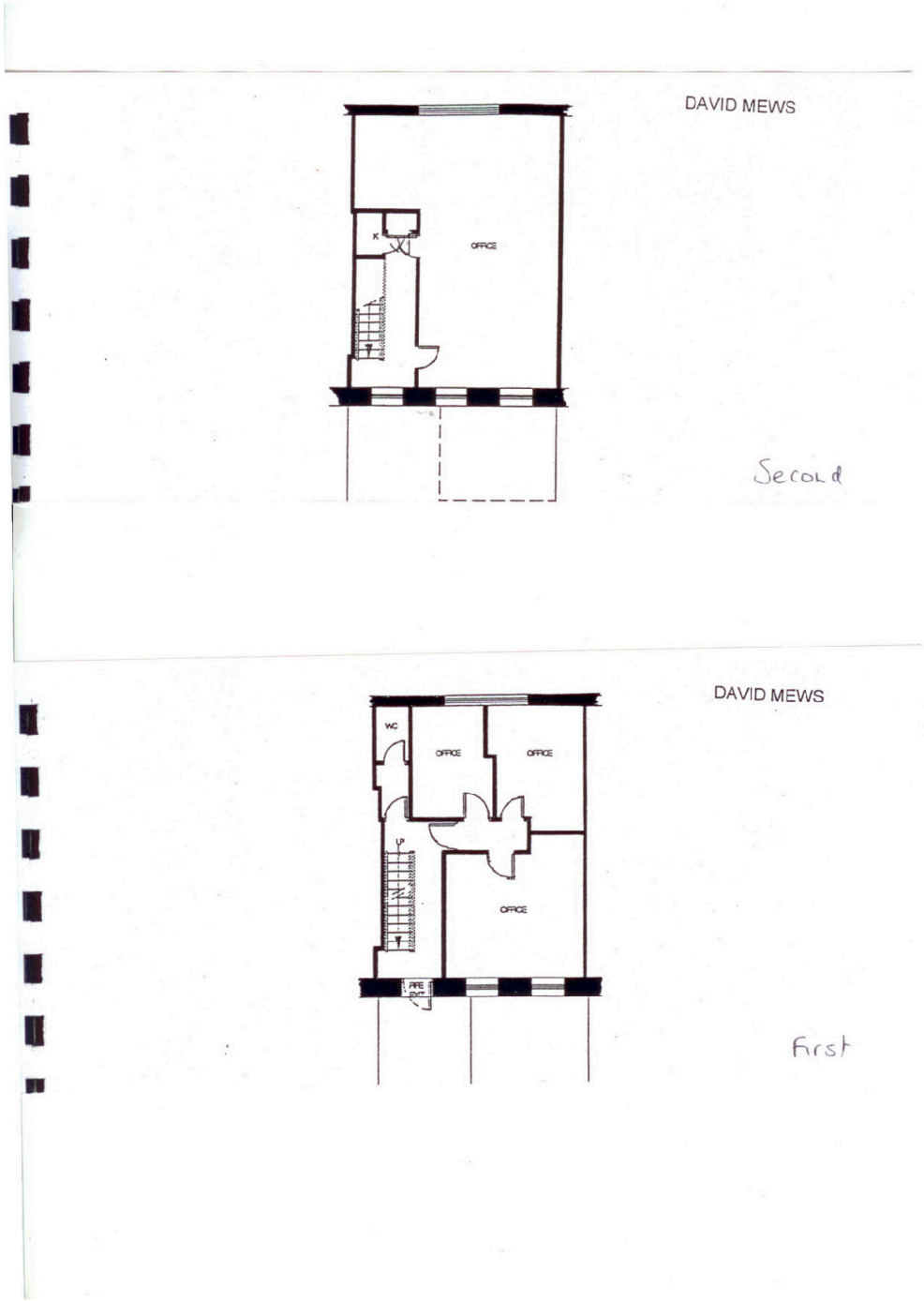
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- Self-contained
- Shower
- Exellent natural light
- Good ceiling heights
- Kitchen

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# 14 David Mews – Lower Groun...



## Accommodation

The accommodation comprises the following areas:

| NAME | SQ FT | SQ M | RENT (SQ FT) | RATES PAYABLE (SQ FT) | SERVICE CHARGE (SQ FT) | TOTAL YEAR | AVAILABILITY |
|---|---|---|---|---|---|---|---|
| 2nd | 514 | 47.75 | £56 | £27.55 | On Application | £42,944.70 | Available |
| 1st | 412 | 38.28 | £56 | £27.55 | On Application | £34,422.60 | Available |
| Ground | 617 | 57.32 | £56 | £27.55 | On Application | £51,550.35 | Available |
| Lower Ground - Office | 121 | 11.24 | £56 | £27.55 | On Application | £10,109.55 | Available |
| Lower Ground - Store | 169 | 15.70 | £56 | £27.55 | On Application | £14,119.95 | Available |
| Total | 1,833 | 170.29 | £56 | £27.55 | | £153,147.15 | |

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## CONTACT US




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## Description

The building provides 1,833 sq ft of office accommodation arranged over the lower ground, ground, first and second floors. The lower ground floor comprises three bathrooms, one shower, a kitchen and a store. The ground floor is currently configured to provide a reception area and office space and a meeting room to the rear. The first floor has a further bathroom and office space, with additional office accommodation on the second floor. The building benefits from generous ceiling heights throughout and a good amount of natural light across each floor. It is also well located, with Baker Street and Marylebone stations both within close proximity.

## Location

14 David Mews is situated in Marylebone, near Marylebone High Street. The property benefits from excellent local amenities, with cafés, restaurants and retail close by, alongside good transport links from Baker Street and Bond Street stations.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.


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