

# 40 GEORGE STREET MARYLEBONE W1

4<sup>th</sup> Floor - 1,089 SQ FT

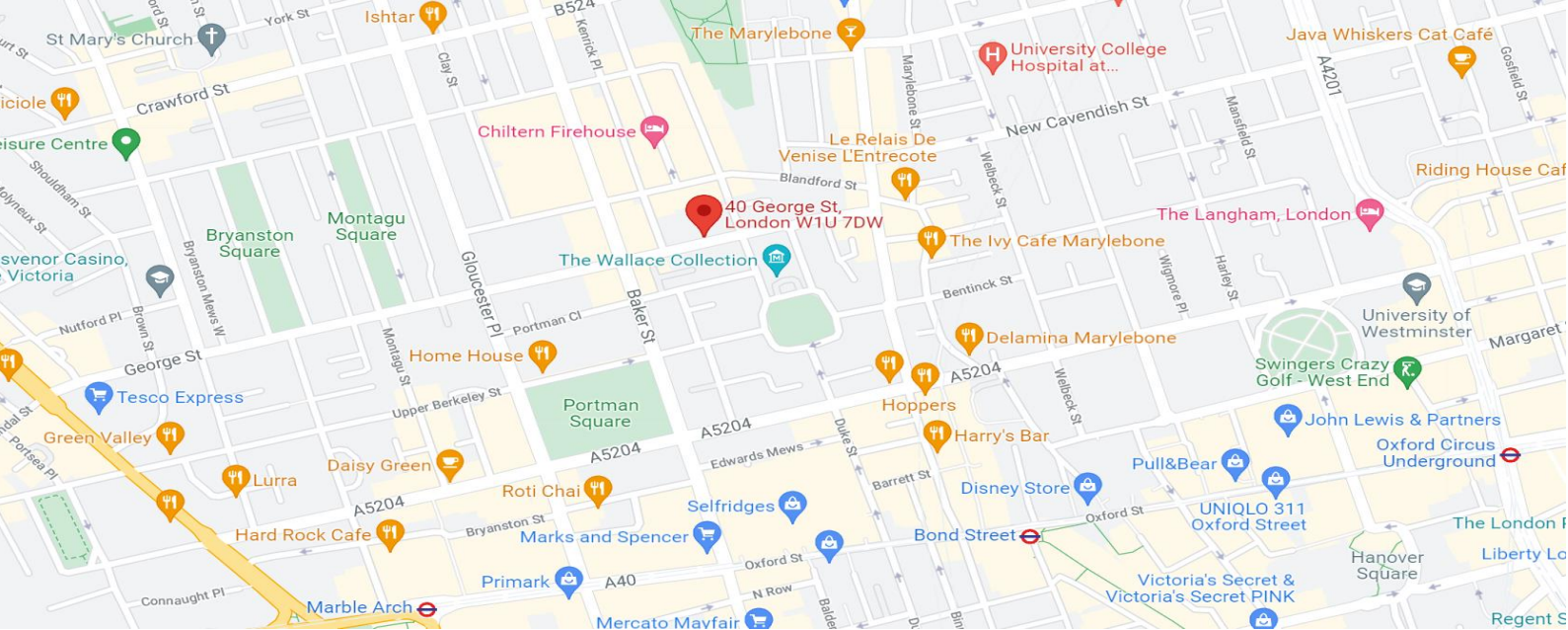
EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS



## Available – High Quality Offices (TO LET)

Located in the heart of Marylebone, 40 George Street is an ideal space for tenants looking at an easy solution to their office requirements. The space is available on flexible lease terms and on an all-inclusive basis and includes partitioning, fibre connectivity, air-conditioning, a passenger lift and parking. The space contains a beautiful spacious private terrace.

Private Terrace	Fibre Connectivity	Flexible Lease Terms	All-inclusive Rent (on demand)	Passenger Lift
Air-Conditioning	Ground Floor Reception	Cycling Racks and Showers	Parking by Arrangement	Fully Accessed Raised Floors



## LOCATION

Fantastic location in the heart of Marylebone, just off Marylebone High Street.

## TRANSPORT

- Bond Street (3 min walk) Central / Jubilee / Crossrail
- Baker Street (5 min walk) Jubilee / Bakerloo / Circle / H'smith & City / Metropolitan
- Oxford Circus (7 min walk) Bakerloo / Central / Victoria

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
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4 <sup>th</sup>	1,089	£90.00	£27.35	c. £11	Available
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*Equates to c. £11,600 pcm*

- TENURE** Leasehold
- LEASE** New lease available direct from the Landlord for a term by arrangement
- EPC** TBC



## VIEWING

Strictly by appointment through sole letting agents:

**Edward Charles & Partners**  
020 7009 2300

Andrew Okin  
07887 714 491  
[aokin@edwardcharles.co.uk](mailto:aokin@edwardcharles.co.uk)

Jonathan Roth  
07951 262 279  
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