

40 GEORGE STREET MARYLEBONE W1

2nd Floor - 1,840 SQ FT

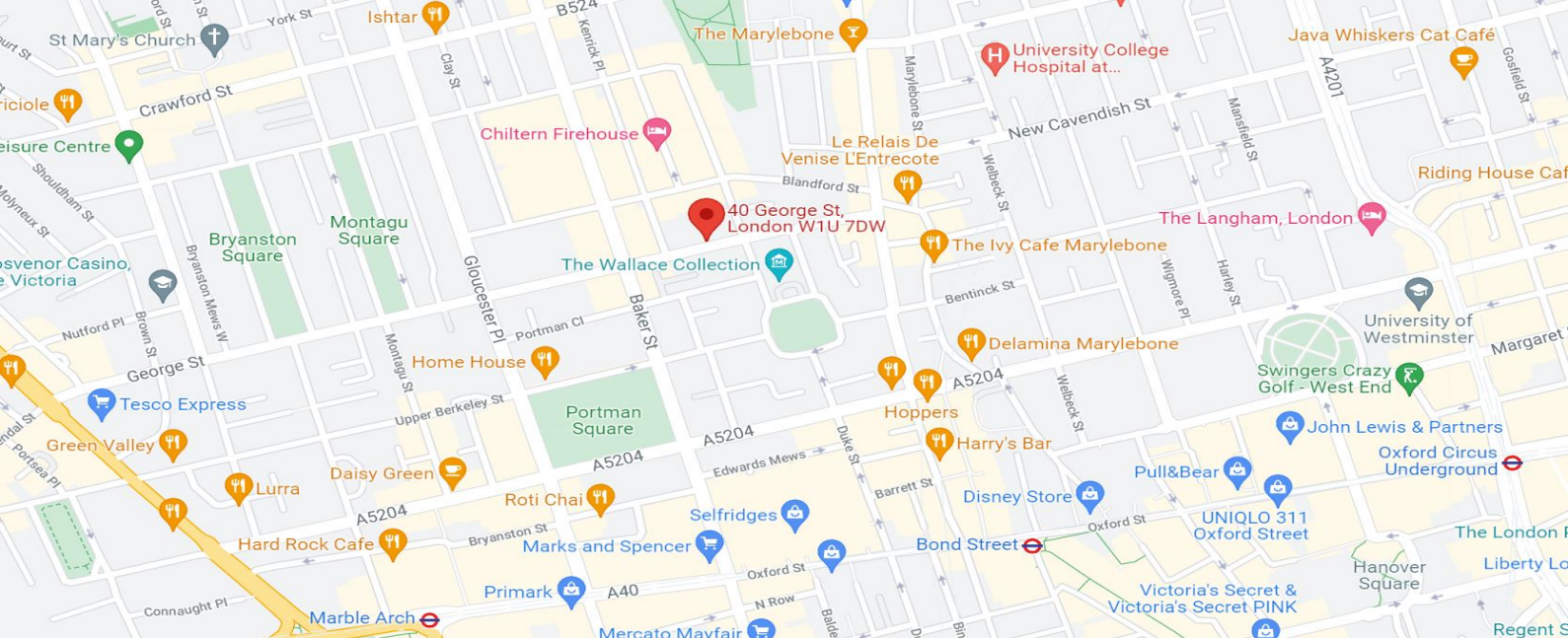
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



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 fibre connectivity, air-conditioning, a passenger lift and parking.

| | | | | |
|---------------------|------------------------|---------------------------|--------------------------------|------------------------------|
| On Demand Furniture | 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 |
|-------|--------------|------------|-------------|----------|--------------|
| 2nd | 1,840 | £85.00 | £27.35 | c. £11 | Available |

Equates to c. £18,900 pcm

TENURE Leasehold **EPC** TBC

LEASE New lease available direct from the Landlord for a term by arrangement

VIEWING

Strictly by appointment through sole letting agents:

Edward Charles & Partners
020 7009 2300

Andrew Okin
07887 714 491
aokin@edwardcharles.co.uk

Jonathan Roth
07951 262 279
jroth@edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS