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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

SENTINEL HOUSE, 193-197 OLD MARYLEBONE ROAD, LONDON, NW1

SHORT TERM LEASES

19,907 SQ FT AVAILABLE IN FLOORS



Location: This very prominent building is at the corner of Harcourt Street and Old Marylebone Road, extremely convenient for the M4 and M40 motorways, together with the stations of Baker Street, Paddington and Marylebone.

Description: An early 90's development, the building was also substantially refurbished some 10 years ago, and has just been the subject of a 'soft touch' refurbishment again.

Accommodation:	6 th Floor	1,089 sq ft	
	5 th Floor	4,035 sq ft	
	4 th Floor	4,043 sq ft	
	3 rd Floor	4,232 sq ft	
	2 nd Floor	4,232 sq ft	LET
	1 st Floor	4,232 sq ft	
	Ground Floor	2,447 sq ft	LET
	LG Floor	<u>2,276 sq ft</u>	
	Total	19,907 sq ft	

- Amenities:**
- * **Fully fitted option including furniture – 1st floor available now**
 - * VAV air conditioning
 - * Full access raised floors
 - * Metal tile suspended ceilings
 - * 2 X 8 person passenger lifts
 - * New kitchen to each floor
 - * Car parking
 - * Bike parking
 - * Commissionaire
 - * Demised WC's
 - * Showers to many floors
 - * Fibre broadband – 100Gb available per floor
- Terms:** New 5 year lease(s) will be available directly from the owner, subject to a mutual rolling break from June 2021.
- Rent:** On application
- Rates:** c.£26.00 psf for upper floors
- Service Charge:** c.£12.00 psf
- Possession:** Now
- Viewing:** Strictly by appointment only, through sole letting agents:

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