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

242 MARYLEBONE ROAD | NW1

Short term, flexible, fitted office space

7,937 – 50,055 Sq Ft available



Description

The floors are to be let in their current condition on flexible lease terms direct from the Landlord. The available space is fitted out to provide both cellular and open plan offices.

Location

This landmark building is situated at the junction of Marylebone Road and Harewood Avenue. Marylebone mainline railways station and underground station (Bakerloo line) are both within 50 meters of the building.

Accommodation & Outgoings

Floor	Area (sq ft)	Available	Rent (psf)	Rates (est)	SC (psf)
4 th	12,428	Oct 19	Guiding £35.00	£20.00 psf	Est. £9.00
Part 3 rd	9,570	Oct 19			
Part 3 rd	7,937	March 20			
2 nd	20,120	March 20			
Total	50,055				

*There is also c.2,000 sq ft of lower ground floor storage space available.

Amenities/Specification

- * Fitted accommodation
 - * Carpeted floor covering
 - * Fully air-conditioned
 - * CAT 6 cabling
 - * LG7 lighting
 - * X2 Building entrances
 - * X5 passenger lifts
 - * Shower facilities
 - * Bicycle parking
 - * Car parking
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Lease

Available by way of a new lease direct from the Landlord for a term to June 2022.

EPC Rating

TBC.

Viewings

Strictly by appointment through joint sole letting agents:

Edward Charles & Partners

Ian Bradshaw
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