

3rd & 4th FLOOR OFFICES TO LET | MUST BE TAKEN TOGETHER | 840 sq ft



Location


The building is situated in the heart of Marylebone, between Welbeck Street and Thayer Street, with historical and boutique amenities within a short walking distance. The location is “professional” yet also part of “Marylebone Village” (see <https://www.marylebonevillage.com/>). Without doubt one of the finest and desirable “up market” locations centered around Marylebone High Street.

Bond Street (Central, Jubilee and Elizabeth lines) and Oxford Circus (Victoria, Bakerloo and Central lines) tube stations are situated within close proximity to the premises, as are Baker Street and Marylebone Station.

Description

This beautiful period building is owned and occupied by a famous business involved with residential and commercial development. They presently have three period rooms available on the 4th floor divided as suites, currently fitted with high ceilings, period and contemporary finishes and excellent natural light. The 3rd and 4th floors are to be taken together, totalling 840 sq ft, and benefit from a kitchenette, a reception with receptionist, along with a passenger lift.

Jason Hanley, Partner

 07904 630 154

Floor Areas

Floor	sq ft	sq m
4 th Floor (Suite 3)	97	9
4 th Floor (Suite 2)	118	11
4 th Floor (Suite 1)	151	14
3 rd Floor	474	44
TOTAL (approx.)	840	78

*Measurement in terms of NIA

Marylebone

Bordered by Oxford Street to the south and running up to Regent's Park in the north, Great Portland Street to the east and Edgware Road to the west.

In the 18th century various wealthy families such as the Howard de Walden Family and the Portman Family created Estates from their pig farms! Their names still adorn many of the streets and squares. Their “Estate Offices” still do an exemplary job of maintaining the area so as to ensure its genteel professional manner. Whilst walking the area one could be mistaken for having travelled back in time!

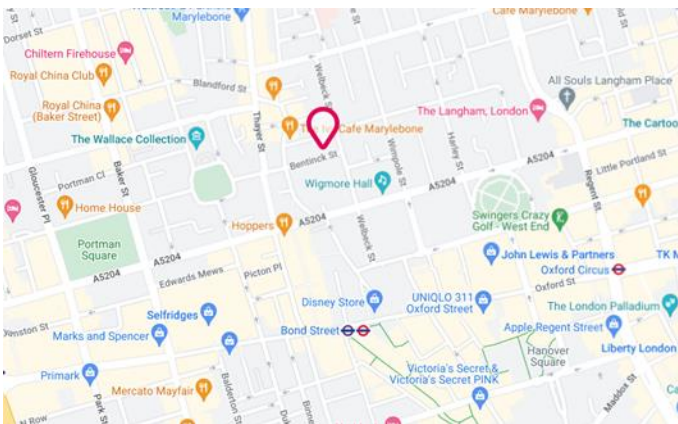
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Subject to Contract April 2024

2 Bentinck Street Marylebone, London, W1U 2FA



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Terms

Tenure:	Leasehold
Lease:	New FR&I sub-Lease(s) available
Rent:	£130.00 psf inclusive* <i>*(inclusive of rent, rates, service charge and 1 hour of meeting room usage per week)</i>
Business Rates:	N/A – all inclusive
Service Charge:	N/A – all inclusive

Amenities

- 3rd & 4th floors to be taken together
- Passenger lift
- Beautiful entrance/common parts
- Period and contemporary stylish finishes
- Good natural light
- Excellent location
- Receptionist
- Kitchenette

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