

**HARRISON LEGGETT****29 MARYLEBONE ROAD LONDON NW1****VERY HIGH QUALITY TOP FLOOR OFFICE SUITE
TO LET****1,396 SQ FT (129.68 sq m)****LOCATION**

The premises are located on the south side of Marylebone Road on the corner with Luxborough Street. Regents Park (Bakerloo) and Baker Street (Bakerloo Jubilee Metropolitan Hammersmith & City) Underground Stations are close by. The area offers the excellent shopping, dining and entertainment facilities of Marylebone High Street.

DESCRIPTION

The accommodation provides a self contained suite of offices on the SEVENTH FLOOR accessed through a new entrance hall shown above (CGI) and twin modern 8 person passenger lifts. The offices have excellent natural light with fabulous views across London. Specification includes perimeter trunking, new air conditioning, suspended ceilings with modern lighting. A separate small kitchen serves the suite.

15 Berkeley Mews, London W1H 7AX

020 7487 5265

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.



AMENITIES

- BRAND NEW REFURBISHMENT
- PERIMETER TRUNKING
- TWIN MODERN PASSENGER LIFT S
- IMPRESSIVE NEW ENTRANCE
- EXCELLENT NATURAL LIGHT AND VIEWS
- AIR CONDITIONING
- CAR PARKING
- KITCHEN

LEASE

New FRI lease for a term by arrangement

RENT

£42.50 p sq ft pa exclusive

SERVICE CHARGE

£7 p sq ft approx

VIEWING

Through Sole Agents Harrison Leggett

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