



HARRISON LEGGETT

COMMERCIAL PREMISES (FORMER ST MARKS SCHOOL)

TO LET
245 OLD MARYLEBONE ROAD LONDON NW1 5QT

4927 SQ FT (457.90 SQ M)



LOCATION

The building is located on the South side of Old Marylebone Road a short treelined thoroughfare linking Edgware Road to Marylebone Road. Edgware Road and Marylebone Underground Stations are close by and within easy walking distance.

ACCOMODATION

Arranged as impressive large rooms with high ceilings on ground and second floors plus a mixture of smaller offices, kitchen, WC's, Shower and Bike Storage with the following floor areas:

Second	1647 sq ft
First	603 sq ft
Ground	1740 sq ft
Basement	937 sq ft
Total	4927 sq ft (457.90 sq m)

16 Ingestre Place, London W1F 0JJ

0203 384 6130



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LEASE

New lease for a term by arrangement contracted outside the L & TA.

RENT

On application

CAR PARKING

Up to 6 spaces on the forecourt in front of the building available. Rent on application.

BUSINESS RATES

RV £123,00 p.a. Rates payable approx. £63,000 p.a.

USE

We understand the premises benefit from Class E use and are Grade II listed. Interested parties are advised to make their own enquiries with Westminster Borough Council planning department.

EPC

Available on application.

For further information or an appointment to view please contact Joint Sole Agents:

Harrison Leggett

0203 384 6130

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or joint agent BC Retail on 020 7183 0588

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