

FIRST FLOOR SINGLE OFFICE ROOM TO LET

9 Bentinck Street, W1U 2EL

17.83 sq. m. (192 sq. ft.) approx.

Location

Situated on the north side of Bentinck Street, the subject premises are well located in the heart of Marylebone, very close to the amenities of Marylebone High Street and Wigmore Street.

Bond Street (Central & Jubilee lines) and Oxford Circus (Bakerloo, Victoria & Central lines) underground stations are located nearby. In addition, the property is served by bus routes passing along Oxford Street. Pay and display and private car parks are available nearby.

Description

The available room benefits from excellent natural light and high ceilings. It shares a WC and kitchenette with one other tenant. The available room may suit either a single occupier or up to two occupants sharing.

Amenities

- Attractive and well-presented common parts;
- Shared use of WC and kitchenette;
- Excellent natural light;
- High ceiling;
- Entry phone system;
- Numerous power sockets.

Terms

Available via assignment of current lease to expire 25th April 2021. The lease is contracted outside of the Landlord and Tenant Act 1954.

The premises are immediately available.

Legal Costs

Each party to be responsible for their own legal costs throughout.



Rent / Outgoings

The passing rent is £19,520 per annum inclusive of business rates and service charge, exclusive of VAT;

The lease contains upwards only annual rent reviews in line with RPI.

Viewing

For further information or to arrange an appointment to view, please call the agents:

Contact: Sebastian Norman
 Email: sebnorman@artsurveyors.co.uk
 Direct Tel: 020 7034 3395

Contact: Oliver Hayes
 Email: oliverhayes@artsurveyors.co.uk
 Direct Tel: 020 7034 3390

Contact: Hattie Salkeld
 Email: hattiesalkeld@artsurveyors.co.uk
 Direct Tel: 020 7034 3391

SUBJECT TO CONTRACT

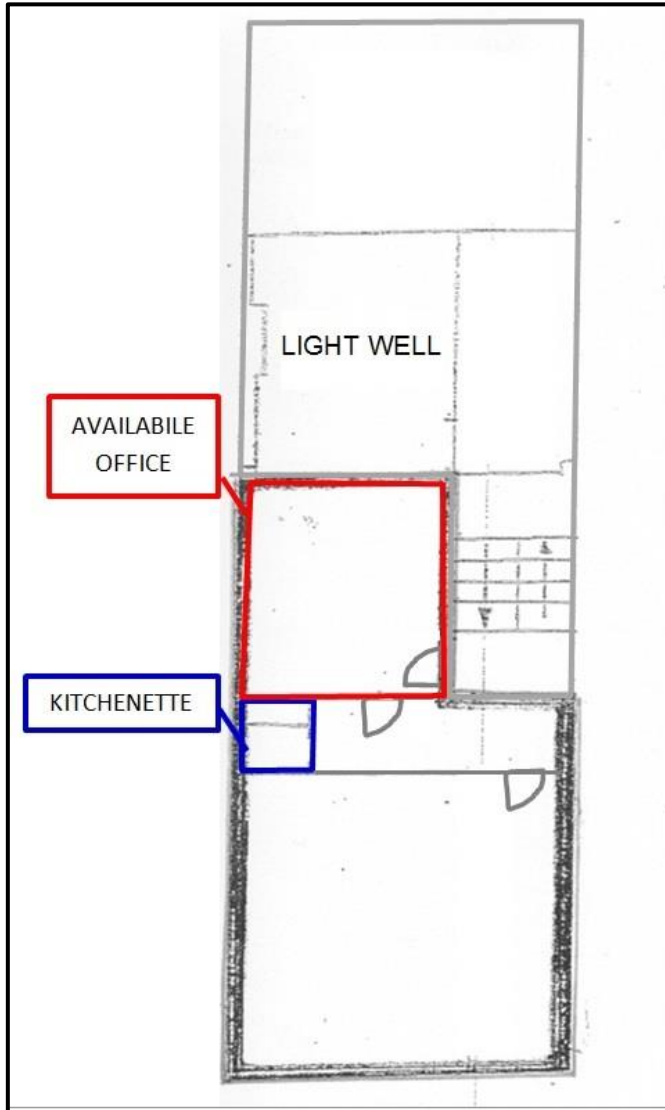


Regulated by RICS

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax.

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Floor Plan (not to scale):



Additional Images:



For illustrative purposes only



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