



Alexander Reece Thomson

OFFICE SPACE - TO LET

**Part Lower Ground Floor
1 Bentinck Street
London
W1U 2EB**

**NIA: 44.96 m² (484 ft²) approx.
IPMS 3: 46.12 m² (496 ft²) approx.**

Location

Situated on the north side of Bentinck Street at its junction with Welbeck 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 parking is available nearby including public car parks on Welbeck Street and Moxon Street.

Accommodation

The open plan accommodation is arranged on part of the lower ground floor of an attractive period building. The space benefits from lift access, good natural light and use of a shared WC and kitchen.

Amenities

- Open plan space;
- Good natural light;
- 1 x Passenger lift;
- Carpeted floors;
- Central heating;
- Shared kitchen and WC;
- Recently redecorated ground floor lobby.

Lease Terms

New sublease available for a term to expire no later than 28 September 2020. The lease is to be contracted outside of the Landlord and Tenant Act 1954.



Guide Rent

£31,500 per annum **inclusive** of service charge and business rates. Ingoing tenant to provide their own telecoms and internet services.

Legal Costs

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

Viewing

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

SUBJECT TO CONTRACT

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

Contact: George Brewster
Email: georgebrewster@artsurveyors.co.uk
Direct Tel: 020 7034 3388



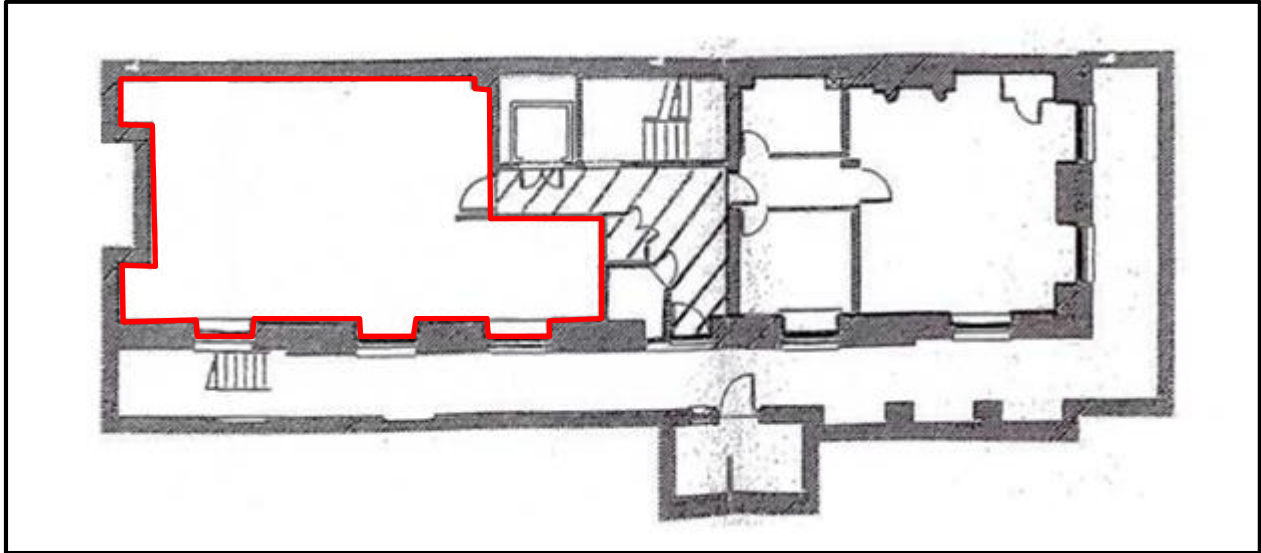
Regulated by RICS



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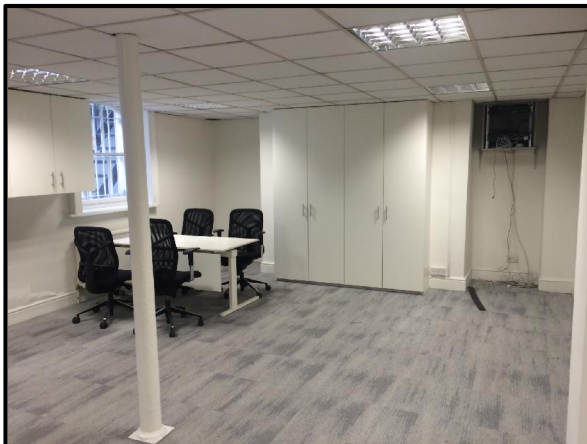
Floor Plans:

Lower Ground Floor



Floor plans for indicative purposes only

Additional Images:



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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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