

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

MARYLEBONE VILLAGE

RARELY AVAILABLE LARGE SINGLE OFFICE FLOOR TO LET

**72/75 MARYLEBONE HIGH STREET
1,420 – 1,720 SQ.FT.**

<u>Location</u>	The offices are located on the corner of Marylebone High Street and Nottingham Street at the heart of the Village. Ideally positioned to take full advantage of the wide range of excellent transport links, shops, restaurants and boutiques.
<u>Description</u>	<p>The accommodation is arranged over the entire 2nd floor and is currently divided into three large bright open plan offices, Boardroom and storage/comms room.</p> <p>In addition, and available separately is a small self contained studio flat (comprising entrance hall, bathroom, kitchen and studio room) that can be accessed from the offices which could provide an additional 300 sq.ft. of offices (the landlords have previously given consent for the flat to be used as offices).</p>
<u>Amenities</u>	* Large single floor plate * Lift * Central Heating * Recently Refurbished Common Parts and Lift * Excellent Natural Light * Dynamic and Vibrant Location * Excellent Transport Links.
<u>Terms</u>	
<u>Lease</u>	Assignment of current lease expiring 24 th December 2015 or there is the potential for a new effective fully repairing and insuring lease direct from the landlords, The Howard de Walden Estate.
<u>Rent</u>	£65,000 p.a.x.
<u>Rates</u>	£19,000 p.a. approximately.
<u>Service Charge</u>	£6,800 p.a. approximately on account.
<u>Viewing</u>	Strictly through prior arrangement with the sole agents, White Druce & Brown , contact Ian Franklin – 020-7467 5997 or ianfranklin@whitedrucebrown.com

* The directors of White Druce & Brown declare an interest in the property *

www.whitedrucebrown.com

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