

# 4 Bentinck Street Marylebone, London, W1U 2EF



OFFICE TO LET | 2,439 sq ft



## Location

Number 4 is situated on the north side of Bentinck Street near the junction with Welbeck Street. The renowned Marylebone High Street is a short distance to the east, Manchester Square a short walk to the west and Selfridges, St Christopher's Place to the south. The immediate area provides a quiet professional working quarter surrounded by a wealth of vibrant amenities. Bond Street (central and Jubilee lines), Oxford Circus (Central, Victoria and Bakerloo lines) and Baker Street (Bakerloo, Jubilee, Metropolitan, Circle, Hammersmith and City lines) underground stations are all within walking distance.

## Description

This elegant, highly specified office scheme was completed in 2009 by The Howard de Walden Estate and now is home to the headquarters of Heron International. The available ground floor provides high quality, fitted space with a number of executive offices in situ and an attractive rear aspect to a quiet mews.

## Floor Areas

Floor	sq ft	sq m
Ground Floor	2,439	227
<b>TOTAL (approx.)</b>	<b>2,439</b>	<b>227</b>

\*Measurement in terms of NIA

**Jason Hanley, Partner**

020 7025 1391

**Suzy Link, Agency Surveyor**

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract June 2017**

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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## Terms

Tenure:	Leasehold
Lease:	A new, FRI sublease until January 2020
Rent:	£69.50 psf pax
Rates:	Estimated £29.22 pas pa 2017/18
Service Charge:	Approximately £12.00 psf pax

## Amenities

- High quality fit out including Cat VI cabling
- Prestigious reception
- 3 pipe VRF comfort cooling
- Commissionaires
- Ground Source heating/cooling
- Fully accessible 150mm raised floors
- LG7 compliant lighting
- Floor to ceiling glazing

### Jason Hanley, Partner

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