

4 Bentinck Street
Marylebone, London, W1U 2EF



OFFICE TO LET | 2,354 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.

Floor Areas

Floor	sq ft	sq m
1st Floor	2,354	219
TOTAL (approx.)	2,354	219

*Measurement in terms of NIA

Description

This elegant, highly specified office scheme was completed in 2009 by The Howard de Walden Estate.

The available 1st floor provides high quality, fitted space with a number of executive offices in situ and an attractive rear aspect to a quiet mews. The 1st floor also benefits from an arrangement to use the very prestigious board room facilities for up to 2 hours per week.

Jason Hanley, Partner

📞 020 7025 1391

Joint Agent: HB Surveyors - John Wightman – 0207 9074500

Suzy Link, Agency Surveyor

📞 020 7025 8940

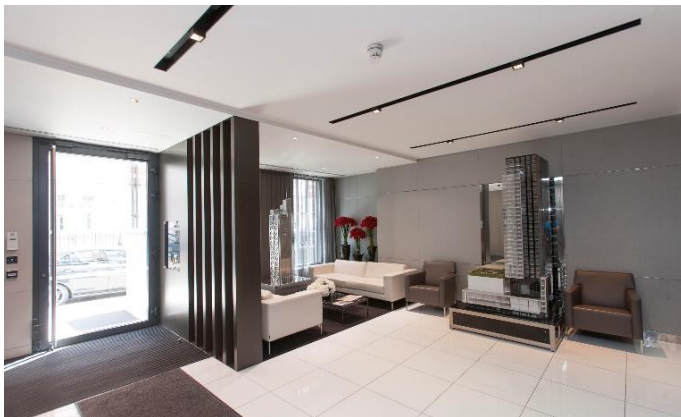
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract July 2017

4 Bentinck Street Marylebone, London, W1U 2EF



OFFICE TO LET | 2,354 sq ft



Terms

Tenure:	Leasehold
Lease:	An assignment of the existing lease until December 2019.
Passing Rent:	£182,435 per annum exclusive (£77.50 psf pax)
Reverse Premium:	Equivalent to 3 months' rent plus VAT
Rates:	Estimated £37.58 psf 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
- 10 person passenger lift

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Joint agent: HB Surveyors – John Wightman – 020 7907 4500

Suzy Link, Agency Surveyor

📞 020 7025 8940
✉️ slink@monmouthdean.com

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 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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract July 2017