

16 Connaught Place,
Marylebone, London, W2 2ES



FULLY FITTED OFFICE TO LET | 10,677 sq ft



Location

The building is prominently located on Connaught Place at the Western end of Oxford Street, by the North East corner of Hyde Park and is only a short walk to the attractive retail quarter of Connaught Village. The building is within easy walking distance of Marble Arch Underground station (Central Line) and Paddington Mainline station is within easy reach.

Floor Areas

Floor	sq ft	sq m	
Garden Floor	10,677	991	Available
TOTAL (approx.)	10,677	991	

*Measurement in terms of NIA

Description

This garden floor provides bright, contemporary office space which would suit a variety of occupiers and is self contained with its own front door.

The floor plate is well configured with excellent natural light, offering a large and attractive eco garden area and terrace accessible only by the occupier.

Marylebone

Bordered by Oxford Street to the south and running up to Regent's Park in the north, Great Portland Street to the east and Edgware Road to the west. Marylebone is characterised by grand Georgian streets and as a business location, Harley Street is best known as the centre of the medical world in London. In the 18th century various wealthy families owned much of the area and their names still adorn some Marylebone streets and squares, including Cavendish Square and Portman Square.

Bert Murray, Partner

07775 521102

Paul Dart, Partner

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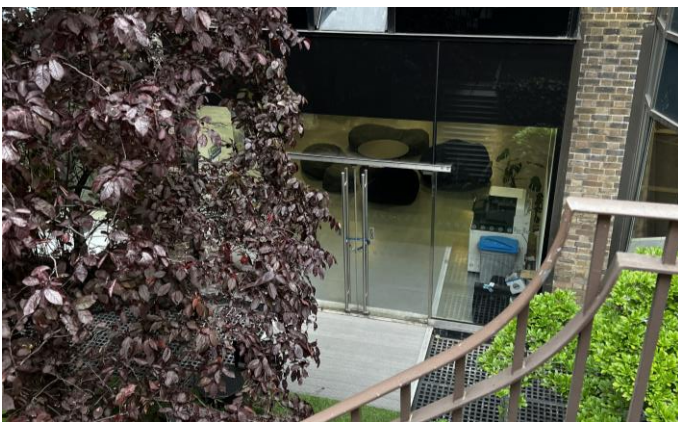
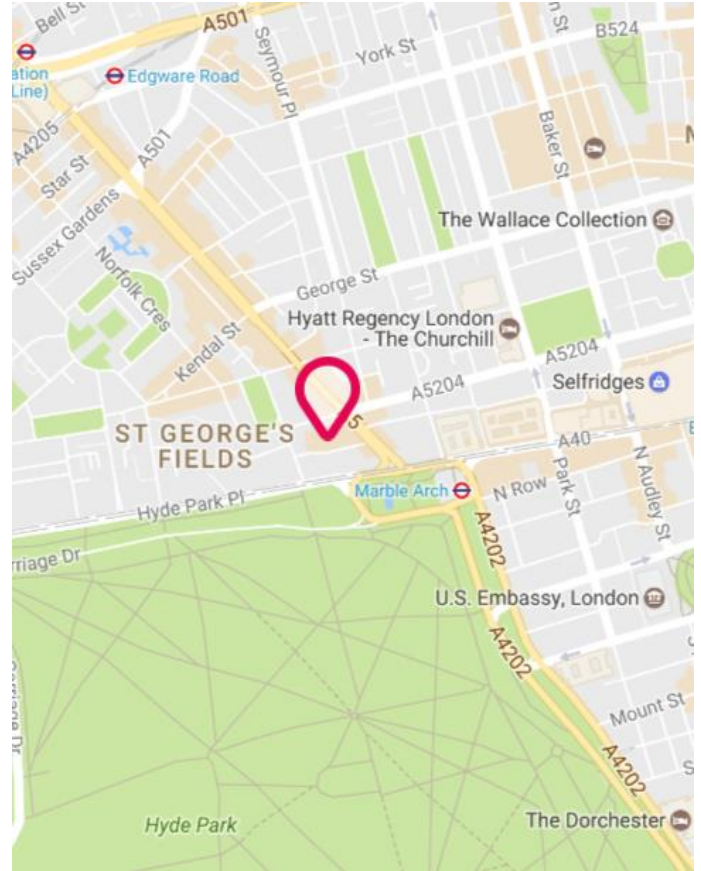
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Subject to Contract May 2022

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Terms

Tenure:	Leasehold
Lease:	A sublease until June 2024 or a new lease direct from the landlord
Rent:	£50.00 psf pax
Rates:	Estimated at £19.00 psf pa (£20,805 pa) (2017/2018)
Service Charge:	Est £9.15 psf
EPC Rating:	TBC

Amenities

- Excellent natural light
- Air conditioning
- 24 Hour manned reception
- High speed fibre
- Fully accessible raised floors
- X2 Passenger lift
- Garden area with seating
- Fully Fitted
- Contemporary reception
- Self contained

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