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## MARYLEBONE OFFICE AVAILABILITY 2020–2021

### A COMPREHENSIVE LIST OF OFFICE/BI ACCOMMODATION IN THE MARYLEBONE AREA

**Agents fees:** In a number of instances Hardwicke & Co is not the retained agent, in such cases should you or your company contract to lease or purchase the premises upon terms acceptable to you, we shall look to you for the payment of our fees which will amount to 10% of one years rental and 5% of any premium payable, if applicable. In the case of a freehold or long leasehold transaction our fees will amount to 2% on the purchase price. In addition VAT will be added.

**IF YOU REQUIRE FULL DETAILS ON ANY OF THE LISTED PROPERTIES**

**PLEASE COMPLETE THE FAX-BACK SHEET**

**AT THE END OF THIS LIST AND FAX TO:**

**020 7636 0222**

**For an appointment to view or discuss your specific requirements contact**

**JAMES HARDWICKE on 020 7636 3222**

**Welbeck Street, Nr New Cavendish Street, W1 – 115 sq.ft.**  
Lower Ground floor central heated office suite. **Lease:** Term by arrangement. **Rent:** £12,000 per annum inclusive.

**Welbeck Street, nr New Cavendish Street, W1 – 125 sq.ft.**  
Ground floor office suite in period building. **Lease:** Term by arrangement. **Rent:** £15,000 per annum inclusive.

**Off, Marylebone High Street, nr Bulstrode Street, W1 – 155 sq.ft.**  
Media style third floor refurbished office suite. Amenities include fibre, wood floors. **Lease:** Term by arrangement. **Rent:** £16,500 per annum inclusive.

**Nr Marylebone Station, NW1 – 225 sq.ft.**  
Lower ground floor office suite with good natural light. **Lease:** Term by arrangement. **Rent:** £100.00 per sq.ft. inclusive.

**Nr Selfridges, W1 – 232 sq.ft.**  
Open plan comfort cooled first floor office suite. **Lease:** Term by arrangement. **Rent:** £18,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Close to Baker Street, NW1 – 290 sq.ft.**  
Self contained basement open plan office suite. Amenities include own kitchenette, own Toilet, wood floor, central heating, comfort cooling. **Lease:** Term by arrangement. **Rent:** £16,000 per annum inclusive.

**Welbeck Street, nr New Cavendish Street, W1 – 335 sq.ft.**  
First floor office suite in period building with central heating. **Lease:** Term by arrangement. **Rent:** £36,000 per annum inclusive.

**Off Upper Berkeley Street, nr Seymour Street, W1 – 356 sq.ft. – (SHOP).**  
Ground floor and basement Shop. **Lease:** Term by arrangement. **Rent:** £28,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street Nr Baker Street, W1 – 364 sq.ft. – (SHOP).**  
Ground floor Shop with good window frontage. **Lease:** Term by arrangement. **Rent:** £64,000 p.a.x. Premium: Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Upper Berkeley Street, nr Seymour Street, W1 – 364 sq.ft.**  
Ground floor Shop. **Lease:** Term by arrangement. **Rent:** £27,500 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opposite Selfridges, nr St Christopher's Place, W1 – 385 sq.ft.**  
Second floor refurbished office suite arranged as two offices with good natural light. **Lease:** Term by arrangement. **Rent:** £25,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Baker Street, W1 – 438 sq.ft.**  
Air conditioned self contained office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** Upon application.

**Nr Wimpole Street & Welbeck Street, W1 – 444 sq.ft.**  
Ground floor open plan office suite in period building. Amenities include manned reception. **Lease:** Term by arrangement. **Rent:** £35,520 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Wimpole Street, & Welbeck Street, W1 – 471 sq.ft.**  
Offices arranged over lower ground to first floors. **Lease:** Term by arrangement. **Rent:** £37,680 per annum inclusive of service charges. **Rates:** T.B.A.

**St Christophers Place, Nr Selfridges, W1 – 484 sq.ft.**  
Air conditioned first floor office suite, with meeting room and kitchenette. **Lease:** Term by arrangement. **Rent:** £32,776 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Marylebone High Street, W1 – 485 sq.ft.**  
Self contained ground floor office suite. Amenities air cooling, central heating, kitchen, own toilets. **Lease:** Term by arrangement. **Rent:** £38,500 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Selfridges, W1 – 617 sq.ft.**  
Offices arranged over first and second floors arranged as three rooms. Part air cooled. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Portland Place, nr Regents Park, W1 – 620 sq.ft.**  
Lower ground floor open plan office suite arranged as two rooms in period building. **Lease:** Term by arrangement. **Rent:** £55,000 per annum inclusive.

**Near Marble Arch, Nr New Quebec Street, W1 – 628 sq.ft.**  
Refurbished ground floor open plan office suite arranged as two rooms. Amenities include central heating, comfort cooling. **Lease:** Term by arrangement. **Rent:** £65.00 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off St Christopher's Place, W1 – 690 sq.ft.**  
Fitted comfort cooled open plan second floor office suite with a meeting room. Amenities include kitchenette, good natural light. **Lease:** Term by arrangement. **Rent:** £68.00 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Upper Berkeley Street, nr Seymour Street, W1 – 691 sq.ft. – (SHOP).**  
Ground floor and basement shop. **Lease:** Term by arrangement. **Rent:** £36,500 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Marylebone High Street, nr Wigmore Street, W1 – 719 sq.ft.**  
Ground floor and lower ground floor office suite with window frontage arranged as five offices, with shower and central heating. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Cavendish Square, nr Langham Hilton, W1 – 720 sq.ft.**  
Second floor office suite arranged as open plan with one private office in period building. Amenities include comfort cooling, central heating, kitchenette facilities, own WC. **Lease:** Term by arrangement. **Rent:** £67.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Marylebone Station, off Gloucester Place, W1 – 720 sq.ft.**  
Ground floor open plan office suite in warehouse building. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Wimpole Street, nr Wigmore Street, W1 – 781 sq.ft. (SHOP).**  
Ground floor shop with good window frontage. **Lease:** Term by arrangement. **Rent:** £70,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Upper Berkeley Street, nr Seymour Street, Portman Square, W1 – 803 sq.ft. (SHOP).**  
Ground floor and basement Shop. **Lease:** Term by arrangement. **Rent:** £32,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Wimpole Street, nr Welbeck Street, W1 – 814 sq.ft.**

Ground floor office suite with manned reception.  
**Lease:** Term by arrangement. **Rent:** £65,120 per annum inclusive of service charges. **Rates:** T.B.A.

**Off Gloucester Place, nr Marylebone Station, W1 – 974 sq.ft.**

Redecorated open plan second floor office suite.  
**Lease:** Term by arrangement. **Rent:** Upon application.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Cavendish Square, nr Harley Street, W1 – 1,050 sq.ft.**

Fully fitted air conditioned open plan first floor office suite with terrace in period building. Amenities include under floor trunking, shower, kitchenette, meeting room.  
**Lease:** Term by arrangement. **Rent:** £85.00 per sq.ft. p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Harley Street, - LIVE / WORK – WITH GARAGE - W1 – 1,090 sq.ft. – (FOR SALE).**

Medical suite with air conditioning with lock up garage for sale.  
**Lease:** 75 years from October 1981. **Price:** £1,295,000 Million.

**Upper Berkeley Street, nr Portman Square, W1 – 1,099 sq.ft.**

Refurbished comfort cooled ground floor and lower ground floor open plan office suite in period building. Amenities include kitchenette, LED lighting. **Lease:** Term by arrangement.  
**Rent:** £60,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Manchester Square, nr Baker Street, W1 – 1,115 sq.ft.**

Lower ground floor office suite with meeting room and parking. Amenities include central heating, comfort cooling, kitchenette, excellent natural light. **Lease:** Term by arrangement.  
**Rent:** Upon application. **Rates:** T.B.A.  
**Service Charges:** T.B.A.

**Wigmore Street, nr St Christopher's Place, W1 – 1,205 sq.ft. (SHOP).**

Prime doubled fronted ground floor and basement Shop.  
**Lease:** Term by arrangement. **Rent:** £140,000 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Chiltern Street, nr Chiltern Firehouse, W1 – 1,229 sq.ft. (SHOP).**

Double fronted ground floor and basement with good window frontage. **Lease:** Term by arrangement. **Rent:** £62,000 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Wigmore Hall, W1 – 1,310 sq.ft.**

Fully fitted comfort cooled fifth floor office suite. Amenities include lift, manned reception, fitted kitchen.  
**Lease:** Term by arrangement. **Rent:** £111,350 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Wigmore Street, nr Manchester Square, W1 – 1,326 sq.ft.**

Self contained period third floor office suite arranged as three offices. Amenities include fibre, central heating.  
**Lease:** Term by arrangement. **Rent:** £45.00 per sq.ft. p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Gloucester Place, Nr Marylebone Station, W1 – 1,449 sq.ft.**

Refurbished open plan first floor office suite with parking.  
**Lease:** Term by arrangement. **Rent:** £65.00 per sq.ft. p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Marylebone Station, NW1 – 1,584 sq.ft.**

Lower ground floor office suite with good natural light.  
**Lease:** Term by arrangement. **Rent:** Upon application.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Marylebone High Street, nr Baker Street, W1 – 1,596 sq.ft.**

Comfort cooled refurbished open plan fourth floor office suite arranged as fourth offices. Amenities include lift, own WC, kitchenette, **Lease:** Term by arrangement.  
**Rent:** £120,000 p.a.x. **Rates:** T.B.A.  
**Service Charges:** T.B.A.

**Portland place, nr New Cavendish Street, W1 – 1,600 sq.ft.**

Fourth floor office suite arranged as a number of private offices. Amenities include kitchenette, own toilets, central heating. **Lease:** Term by arrangement. **Rent:** £95,000 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Nr Marylebone Station, NW1 – 1,600 sq.ft.**

Second floor and mezzanine arranged as open plan with boardroom and private office. Amenities include lift, , meeting rooms, showers. **Lease:** Term by arrangement.  
**Rent:** £70,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Wigmore Street, nr Manchester Square, W1 – 1,636 sq.ft. (SHOP).**

Double fronted ground floor and basement shop with good window frontages. **Lease:** Term by arrangement.  
**Rent:** Upon application. **Rates:** T.B.A.  
**Service Charges:** T.B.A.

**Cavendish Square, nr Regent Street, W1 – 1,653 sq.ft.**

Refurbished air conditioned open plan third floor office suite. Amenities include lift, showers. **Lease:** Term by arrangement.  
**Rent:** £97.50 per sq.ft. p.a.x. **Rates:** T.B.A.  
**Service Charges:** T.B.A.

**Cavendish Square, nr Langham Hilton off Regent Street, W1 – 1,676 sq.ft.**

Comfort cooled first floor office suite arranged as open plan with meeting rooms. Amenities include lift, kitchen, own toilets.  
**Lease:** Term by arrangement. **Rent:** Upon application.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Manchester Square, nr Baker Street, W1 – 1,725 sq.ft.**

Refurbished second floor open plan office suite in Period building. Amenities include lift, excellent natural light, comfort cooling. **Lease:** Term by arrangement.  
**Rent:** £80.00 per sq.ft. p.a.x. **Rates:** T.B.A.  
**Service Charges:** T.B.A.

**Marylebone High Street, nr New Cavendish Street, W1 – 1,874 sq.ft.**

Ground floor and basement corner shop with good window frontages. **Lease:** Term by arrangement. **Rent:** £300,000 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Portman Square & Selfridges, W1 – 1,936 sq.ft.**

Comfort cooled first floor offices suite arranged as number of private offices and open plan areas. Amenities include kitchen.  
**Lease:** Term by arrangement. **Rent:** £141,900 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Upper Berkeley Street, nr Marble Arch, W1 – 2,000 sq.ft.(PUB).**

Self contained Pub arranged over basement to second floors.  
**Lease:** Term by arrangement. **Rent:** £80,000 p.a.x.  
**Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Harley Street, W1 – 2,001 sq.ft.**

Refurbished air conditioned open plan first floor office suite with terraces. Amenities include raised floors, lift, shower, parking. **Lease:** Term by arrangement.

**Rent:** £92.50 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Wigmore Street, nr Harley Street, W1 – 2,020 sq.ft.**

Refurbished air conditioned open plan third floor office suite with terraces. Amenities include lift, raised floors, showers.

**Lease:** Term by arrangement. **Rent:** £92.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Harley Street, W1 – 2,033 sq.ft.**

Refurbished air conditioned open plan second floor office suite with terraces. Amenities include lift, raised floors, showers.

**Lease:** Term by arrangement. **Rent:** £92.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Marylebone High Street, nr Devonshire Street, W1 – 2,046 sq.ft. (SHOP).**

Ground floor and basement double fronted shop with good window frontage. **Lease:** Term by arrangement.

**Rent:** Upon application. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Wigmore Street, nr Wigmore Hall, W1 – 2,098 sq.ft.**

Comfort cooled fourth floor office suite arranged as open plan with a number of private offices. Amenities include lifts, kitchenette, bike storage. **Lease:** Term by arrangement.

**Rent:** £162,600 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

Nr Marylebone Station, NW1- 2,099 sq.ft.

Lower ground floor office suite with good natural light.

**Lease:** Term by arrangement. **Rent:** £90,000 p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Gloucester Place, nr Baker Street & Marylebone Stations, W1 – 2,169 sq.ft.**

Refurbished open plan offices arranged over ground and first floors with car parking. **Lease:** Term by arrangement.

**Rent:** £65.00 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Wigmore Street, nr Welbeck Street, W1 – 2,236 sq.ft.**

Air conditioned fully fitted third floor office suite arranged as open plan with meeting rooms. Amenities include lift, raised floors, commissionaire. **Lease:** Term by arrangement.

**Rent:** £70.00 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Harley Street, W1 – 2,317 sq.ft. (MEDICAL).**

Ground floor and basement arranged as a number of consulting rooms, waiting areas. Amenities include wheelchair lift.

**Lease:** Term by arrangement. **Rent:** £95,000 p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Crawford Place, nr Marylebone Road, & Edgware Road Underground, W1 – 2,383 sq.ft. (A3/A4 ) (SHELL & CORE).**

Lock up A3/A4 premises previously a Pub, in shell & core arranged over ground floor and basement. **Lease:** Term by arrangement. **Rent:** £90,000 p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Off Gloucester Place, nr Baker Street & Marylebone Stations, W1 – 2,423 sq.ft.**

Redecorated offices arranged over first and second floors with car parking. **Lease:** Term by arrangement.

**Rent:** £65.00 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Wigmore Street, Nr Wigmore Hall, W1 – 2,740 sq.ft.**

Refurbished comfort cooled first floor office suite arranged as a number of offices and open plan areas. Amenities include lifts, shower kitchenette, bike storage, under floor data.

**Lease:** Term by arrangement. **Rent:** £213,000 p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, nr Wigmore Hall, W1 – 2,854 sq.ft.**

Comfort cooled third floor office suite arranged as open plan with a number of private offices. Amenities include lifts, kitchen, bike storage, shower. **Lease:** Term by arrangement.

**Rent:** £219,800 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Portland Place, nr Langham Hilton, Cavendish Square, W1 – 3,135 sq.ft.**

To be refurbished third floor comfort cooled office suite arranged as a mixture of open plan and private offices.

Amenities include lift, shower, bike storage.

**Lease:** Term by arrangement. **Rent:** £235,125 p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Baker Street, nr Portman Square, W1 – 3,180 sq.ft.**

Refurbished air conditioned open plan fourth floor office suite. Amenities include raised floors, manned reception.

**Lease:** Term by arrangement. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Wigmore Street, nr Welbeck Street, W1 – 3,218 sq.ft.**

Fully fitted air conditioned second floor office suite arranged as open plan with a number of meeting rooms. Amenities include lift, raised floors, commissionaire. **Lease:** Term by arrangement.

**Rent:** £57.50 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**New Cavendish Street, nr Portland Place, W1 – 3,250 sq.ft.**

Fantastic media style self contained fully fitted offices arranged over ground and lower ground floors with meeting rooms and open plan areas. Amenities include kitchen, boardroom, meeting rooms, good ceiling height, good natural light, window frontage. **Lease:** Term by arrangement. **Rent:** £185,000 p.a.x.

**Rates:** T.B.A.

**Service Charges:** T.B.A.

**Off Cavendish Square, nr Langham Hilton, W1 – 3,280 sq.ft.**

To be refurbished comfort cooled open plan third floor office suite. Amenities include lifts, good natural light,.

**Lease:** Term by arrangement. **Rent:** £254,200 p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Gloucester place, nr Marylebone & Baker Street Stations, W1 – 3,301 sq.ft.**

Self contained office building arranged over ground to second floors redecorated with car parking.

**Lease:** Term by arrangement. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Opp Bond Street Underground, W1 – 3,434 sq.ft.**

Refurbished open plan seventh floor office suite. Amenities include air conditioning, lifts, shower, bike storage, raised floors. **Lease:** Term by arrangement.

**Rent:** £90.00 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Baker Street, nr Portman Square, W1 – 3,464 sq.ft.**

Fully fitted air conditioned fifth floor office suite arranged as open plan with 5 private offices. Amenities include shower, own toilets and 5 car parking spaces. Amenities include lifts, kitchen, manned reception. **Lease:** Term by arrangement.

**Rent:** £60.00 per sq.ft. p.a.x. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Baker Street, nr Portman Square, W1 – 3,581 sq.ft.**

Self contained fully fitted air conditioned first floor office suite. Amenities include lift, raised floors. **Lease:** Term by arrangement. **Rent:** £84.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Devonshire Street, nr Marylebone High Street, W1 – 3,647 sq.ft.**

Refurbished self contained cooled office suite arranged over ground and first floors. Amenities include raised floors, shower, terrace. **Lease:** Term by arrangement. **Rent:** £322,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Portman Square nr Wigmore Street, W1 – 3,766 sq.ft. (SHOP).**

Ground floor and basement shop with extensive window frontage. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Gloucester Place, nr Marylebone & Baker Street Stations, W1 – 3,858 sq.ft.**

Refurbished self contained open plan building arranged over ground and first floors. Amenities include comfort cooling, 2 kitchens, showers, bike racks, parking. **Lease:** Term by arrangement. **Rent:** £60.00 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Portman Square, nr Wigmore Street, W1 – 4,628 sq.ft. (SHOP).**

Ground floor and basement shop with extensive window frontage. **Lease:** Term by arrangement. **Rent:** £125,000 p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Oxford Street, opp New Bond Street, W1 – 4,880 sq.ft. (SHOP).**

Self contained building arranged over basement to fourth floors with good window frontage. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Cavendish Square, off Regent Street, W1 – (A2/A3 Subject To planning).**

Basement to first floors self contained building. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Cavendish Square, Langham Hilton, W1 – 5,230 sq.ft.**

Refurbished comfort cooled sixth floor office suite. Amenities include lifts, kitchen, car parking. **Lease:** Term by arrangement. **Rent:** £68.75 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Wigmore Street, Nr Welbeck Street, W1 – 5,454 sq.ft.**

Fully fitted air conditioned offices arranged over second and third floors arranged as open plan with meeting rooms and boardrooms. Amenities include lift, raised floors. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 5,582 sq.ft.**

Refurbished air conditioned open plan seventh floor office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 5,586 sq.ft.**

Refurbished air conditioned open plan sixth floors office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Close to Harley Street, W1 – 5,933 sq.ft. (FREEHOLD).**

Self contained Medical / Residential building for sale arranged over lower ground to fourth floors. Amenities include lift. **Price:** £12.5 Million.

**Wigmore Street, off Cavendish Square, W1 – 6,054 sq.ft.**

Refurbished open plan air conditioned offices arranged over first to third floors. Amenities include lift, raised floors, roof terrace, shower, parking. **Lease:** Term by arrangement. **Rent:** £92.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 6,258 sq.ft.**

Refurbished air conditioned open plan fifth floor office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Cavendish Square, nr Langham Hilton, W1 – 6,331 sq.ft.**

Refurbished fourth floor comfort cooled office suite with parking. Amenities include lifts, fitted kitchen. **Lease:** Term by arrangement. **Rent:** £71.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 6,418 sq.ft.**

Refurbished air conditioned open plan fourth floor office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Cavendish square, Off Regent Street, W1 – 6,453 sq.ft.**

Fully fitted sixth floor air conditioned office suite arranged as open plan with a number of private offices. Amenities include lifts, raised floors, shower, bike racks. **Lease:** Term by arrangement. **Rent:** £59.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 6,501 sq.ft.**

Refurbished air conditioned open plan third floor office suite. Amenities include lifts, raised floors. **Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Gloucester Place, nr Baker Street & Marylebone Stations, W1 – 7,160 sq.ft.**

Refurbished comfort cooled open plan office building arranged over ground to second floors with courtyard and parking. **Lease:** Term by arrangement. **Rent:** £60.00 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Cavendish Square, nr Regents Street, W1 – 7,654 sq.ft.**

Self contained building arranged over lower ground to third floors. **Lease:** Term by arrangement. **Rent:** Upon application. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Baker Street, nr Portman Square, W1 – 8,244 sq.ft.**

Self contained air conditioned fully fitted ground floor office suite. Amenities include showers, bike racks, raised floors. **Lease:** Term by arrangement. **Rent:** £77.50 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Portland Place, nr New Cavendish Street, W1 – 8,346 sq.ft.**

Self contained period building arranged over lower ground to third floors with air conditioning. Amenities include lift. **Lease:** Term by arrangement. **Rent:** £59.91 per sq.ft. p.a.x. **Rates:** T.B.A. **Service Charges:** T.B.A.

**Welbeck Street, nr Queen Anne Street & New Cavendish Street, W1 – 9,968 sq.ft.**

Self contained period building arranged over lower ground to third floors with lift, showers, kitchen.

**Lease:** Term by arrangement. **Rent:** £42.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 11,168 sq.ft.**

Refurbished air conditioned open plan offices arranged over sixth & seventh floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 11,844 sq.ft.**

Refurbished air conditioned open plan offices arranged over fifth & sixth floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Off Cavendish Square, nr Langham Hilton, W1 – 11,944 sq.ft.**

Refurbished comfort cooled offices arranged over fourth, sixth and seventh floors. Amenities include lifts, car parking, fitted kitchens. **Lease:** Term by arrangement.

**Rent:** Upon application. **Rates:** T.B.A.

**Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 12,919 sq.ft.**

Refurbished air conditioned open plan offices arranged over third & fourth floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 17,426 sq.ft.**

Refurbished air conditioned open plan offices arranged over fifth to seventh floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 23,844 sq.ft.**

Refurbished air conditioned open plan offices arranged over fourth to seventh floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

**Opp Marylebone Station, NW1 – 30,085 sq.ft.**

Refurbished air conditioned open plan offices arranged over third to seventh floors. Amenities include lifts, raised floors.

**Lease:** Term by arrangement. **Rent:** £69.50 per sq.ft. p.a.x.

**Rates:** T.B.A. **Service Charges:** T.B.A.

# ARE YOU STILL LOOKING FOR COMMERCIAL PREMISES?

Please return this form by fax to

**020 7636 0222**

so that we may update our mailing list

THANKYOU

Type: (i.e. Office / Studio / Warehouse)

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Size: (Sq. Ft. or Sq. M.)

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Location:

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Tenure:

LEASEHOLD

FREEHOLD

Min. Rent:

Min. Rent:

Max. Rent:

Max. Rent:

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Special Requirements:

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Company / Associate Company Name(s)

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Address:

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---

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---

E-mail:

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Telephone:

Fax:

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Name (in block):

Date:

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# FOR FULL DETAILS PLEASE COMPLETE THE FAX-BACK SHEET BELOW

Please list below the street name and size of any properties you wish to inspect  
or receive further details on and return this sheet to us by fax on

## 020 7636 0222

PAGE	PROPERTY	SIZE (SQ. FT)

Many of the properties on this list are not direct instructions and in these instances we will be acting in your behalf in any negotiations, which may ensue. In respect to this our fees will be charged at the rate of 10% of one years rental and 5% of any premium payable plus VAT or in the case of freehold or long leasehold transaction, 2% of the agreed purchase price, plus VAT.

Our fees are only payable upon completion of transactions or upon occupation of premises introduced by us, whichever is the sooner. Regretfully we, are unable to provide further information or arrange inspections unless you complete, sign and return the fees confirmation box at the bottom of this page.

Naturally, we hope that this list proves useful to you and that we can be of assistance to you now and in the future.

I accept and agree to the terms and conditions as set out above

**Company / Associate Company Name(s)** \_\_\_\_\_

**Address:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Name (in block):** \_\_\_\_\_ **Date:** \_\_\_\_\_