

21-27 Marylebone Lane,
London, W1

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& harding
020 7522 8500
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Very Prominent Marylebone Showroom
To Let
Short Term – Discounted Rent
A1 /A2 Use Class Only



Double Height Frontage

6,440 Sq Ft (598.2 Sqm)

Location

The premises are located in the Western side of Marylebone Lane, close to the junction with Wigmore Street. Communications are therefore excellent, with Bond Street (Jubilee and Central Lines) and Marble Arch (Central Line) Underground Stations being within easy walking distance.

Accommodation

The premises comprise a prominent ground and first floor retail showroom unit, with substantial window frontage. The approximate floor areas are as follows:

Floor	Size Sq. Ft	Size Sq. M
Frontage	100 ft	31.0
Ground Floor	3,450	320.5
Mezzanine	2,990	277.7
Total	6,440	598.2

Amenities

- 30m glazed frontage
- Double height display area
- High quality fixtures and fittings
- Electric storage heaters
- Air conditioned boardroom
- Intruder alarm

Lease

A new lease is available for a term of 2 years, contracted outside the 1954 Landlord and Tenant Act

Rent

£150,000 per annum exclusive.

Business Rates

The current rates payable equate to approx. £11.64 per sq. ft for 2018/2019. The tenant should however make their own enquiries.

Service Charge

No service charge – only running costs

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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