

**\*\*New Instruction\*\***

## 3 Mandeville Place London W1



### Freehold for Sale

5,022 Sq Ft (466.43 Sq M)

**LOCATION:** The building is located on the west side of Mandeville Place, just to the north of Wigmore Street. Therefore, this building is ideally located to benefit from a large array of shops, bars and restaurants in Marylebone and is within close walking distance of St Christopher's Place, Oxford Street, Marylebone High Street and James Street. Local occupiers include Dunhill, Hermes, Jason Atherton's Social Wine & Tapas, Black & Blue, Benugo and the Ivy Café.

Over the past few years, the local area has seen a significant number of new commercial developments, along with new public realm works, such as those planned for Marylebone Lane linking Bond Street station with Marylebone High Street.

**020 7522 8500**

**CROSSRAIL:** Upon completion in 2018, Crossrail will provide a new high speed rail link through the heart of London, linking Canary Wharf in the east through to Liverpool Street, Bond Street and Heathrow in the west.

With 3 Mandeville Place being situated within a five minute walk of Bond Street's new Crossrail station when completed, the journey time to Canary Wharf will be 13 minutes and Heathrow will be 24 minutes.

**AMENITIES:**

- Six person passenger lift
- Period features
- Part air conditioned / air cooled
- Good ceiling heights
- Good natural light

**FLOOR AREAS:**

| Floor              | Description   | Area sq m (sq ft)                |
|--------------------|---------------|----------------------------------|
| Lower Ground Floor | Office/Studio | 82.03 sq m (883 sq ft)           |
|                    | Stores        | 21.38 sq m (230 sq ft)           |
|                    | (Vaults)      | 25.05 sq m (270 sq ft)           |
| Ground Floor       | Reception     | 27.11 sq m (292 sq ft)           |
|                    | Office        | 42.81 sq m (461 sq ft)           |
|                    | Storage       | 2.31 sq m (25 sq ft)             |
| First Floor        | Offices       | 72.07 sq m (776 sq ft)           |
| Second Floor       | Offices       | 71.31 sq m (768 sq ft)           |
|                    | Kitchen       | 6.75 sq m (73 sq ft)             |
| Third Floor        | Offices       | 74.11 sq m (798 sq ft)           |
| Fourth Floor       | Offices       | 66.55 sq m (716 sq ft)           |
| <b>TOTAL</b>       |               | <b>466.43 sq m (5,022 sq ft)</b> |

**PRICE:** Upon Application.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VIEWINGS:** Strictly via appointment with the sole selling agents **MELLERSH & HARDING**

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