

*****New Instruction*****

4 Mandeville Place

London W1



1,992 Sq Ft (185.25 Sq M) – TO BE LET

LOCATION:

4 Mandeville Place is located just off Marylebone High Street and a short walk from Oxford Street in the heart of the West End. St Christopher's Place is also nearby with its many restaurants and cafes. The area is well served by public transport with Bond Street and Oxford Circus underground stations (Central, Victoria, Bakerloo and Jubilee lines), together with the many bus routes which pass up and down Oxford Street being easily accessible.

020 7522 8500

ACCOMMODATION:

The available accommodation is situated on the ground and lower ground floors, having a total net internal floor area of approximately 1,992 sq ft, arranged as follows: :-

Floor	Sq Ft	Sq M
Ground	1,074	99.96
Lower Ground	918	85.29
Total	1,992	185.25

SPECIFICATION:

- To be refurbished
- New carpet
- New LED lighting
- Excellent floor to ceiling height
- Central heating
- Demised WCs

TERM:

A new lease is available for a term by arrangement, subject to a Landlord's development break after two years.

RENT:

£90,000 per annum, exclusive of all outgoings.

USE:

B1 (a) offices (currently used as a Pilates Studio)

RATES:

The current rates payable equate to £12.79 per sq ft.

SERVICE CHARGE:

TBC.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWINGS:

By prior appointment via sole agents **MELLERSH & HARDING**

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