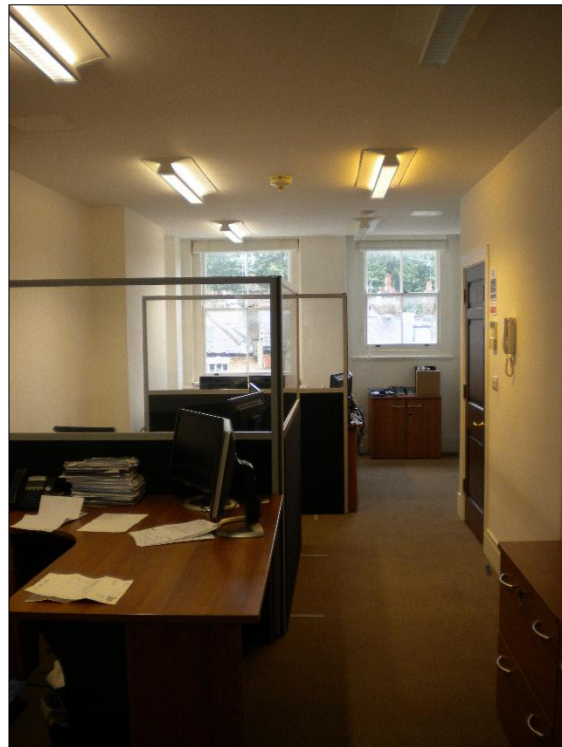


FITTED SHORT TERM “PLUG-AND-PLAY” OFFICE SUITE

3RD FLOOR – 83 MARYLEBONE HIGH STREET

LONDON W1



3RD FLOOR - 590 SQ FT (54.81 SQ M)

LOCATION:

This property is located on the eastern side of Marylebone High Street, near its junction with Nottingham Street, within the heart of Marylebone; an area celebrated for its array of restaurants, cafes and fashionable boutiques.

020 7522 8500

DESCRIPTION: The office is fully fitted and is comprised of mainly open plan space, with two offices. The office is situated on the third floor of this modern office building behind a period façade.

SPECIFICATION:

- 3 x Split AC units
- Open plan with private office and boardroom
- Cat V cabling
- Video Entry
- Kitchenette
- Good natural light
- Secondary glazing

ACCOMMODATION: The accommodation has the following approximate floor area: -

Floor	Description	Sq Ft	Sq M
3 rd floor	Offices	590	54.81

TERM: A sub-lease is available until 4th August 2016.

RENT: **£31,000 per annum.**

Exclusive of business rates, service charge and VAT.

RATES: £18.70 per sq ft.

SERVICE CHARGE: £5.13 per sq ft.

FURNITURE: This is available by arrangement.

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

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