

*Attractive Mews Offices*  
7-10 Beaumont Mews  
London W1



Attractive Self-Contained 1<sup>st</sup> Floor Office Suite  
1,100 sq ft (102.19 sq m) To Let

Location

Beaumont Mews is an attractive cobbled Mews which is in close proximity to Marylebone High Street. The building is ideally placed for all the shopping and restaurant facilities which this vibrant part of London has to offer. Marylebone and Baker Street stations are close by, providing links to the Bakerloo, Jubilee, Metropolitan, Hammersmith & City, Circle and District lines, as well as National Rail.

020 7522 8500

## Description

The office suite is situated on the 1<sup>st</sup> floor and benefits from the following amenities:

- Mews location
- Close to Marylebone High Street and Mayfair
  - Bright entrance atrium
  - Furniture available by arrangement
  - HVAC air conditioning system
  - Good natural light
  - Raised floors
- Additional meeting rooms available by arrangement

## Term

The floor is available on a sub-lease to 10/10/2019 .

## Rent

£65.00 per sq ft, exclusive of all outgoings plus VAT.

## Business Rates

The Business Rates are estimated at £24.49 per sq ft for the year 2017/2018.

## Service Charge

The Service Charge is approximately £8.18 per sq ft.

## EPC

D-81

## Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

## Viewings

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

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