



Floor 6

Winchester House, 259-269 Old Marylebone Road, London, NW1 5RA

**FULLY REFURBISHED -
Impressive lateral office
space with flexible lease
terms and stunning 360°
views of W1.**

2,528 sq ft
(234.86 sq m)

- 2,528 sq ft of fully refurbished office space
- Well proportioned 6th floor office with far reaching views
- Concierge & two passenger lifts
- Air cooling and LED lighting
- Parking available by separate arrangement
- Available immediately

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Summary

Available Size	2,528 sq ft
Rent	£74,576 per annum
EPC Rating	Upon Enquiry

Description

The 6th floor of Winchester House is an impressive, sprawling office space with excellent levels of natural light and unrivalled far-reaching views across the capital capturing much of the iconic skyline. The office is currently divided into one large open plan space although the floor can be easily reconfigured to suit individual occupier demands. The office is highly functional, fitted with mod-cons such as air-conditioning, LED lighting and copious internet and power outlets. The property as well as being serviced by lifts has several W/Cs, showers, and a well-appointed kitchen.

Location

The office is situated on the periphery of the fashionable Marylebone Village famous for its boutique retailers and eateries. Marylebone is just north of Oxford Street - Europe's busiest shopping street which forms its southern boundary. An ancient parish, formally a metropolitan borough, merged with the boroughs of Westminster and Paddington in 1965 to form the new City of Westminster. In more recent times, the area has received an abundance of direct investment from the Portman Estate via new developments and the regeneration of existing areas making important contributions to the continuing evolution of London's West End. Future projects include the regeneration of Marble Arch and new public space around Manchester Square.

Terms

RENT: £29.50 per sq ft.

TENURE: Leasehold.

RATEABLE VALUE: Upon Enquiry.

LOCAL AUTHORITY: The City of Westminster.

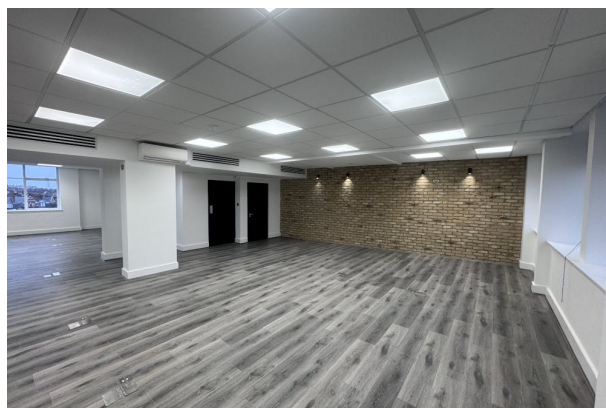
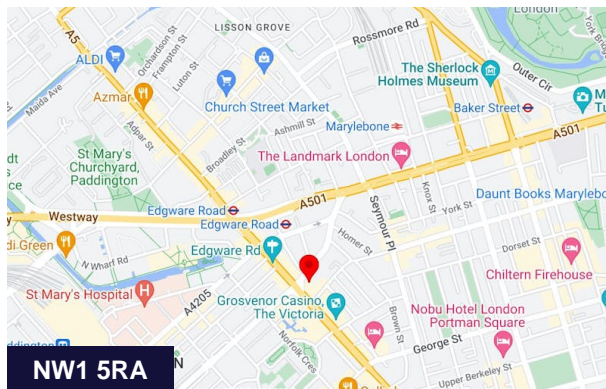
VAT: N/A.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: To be agreed.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Joint Sole Agents Winkworth Commercial.



Viewing & Further Information



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