

OFFICE TO LET WITH POTENTIAL FOR OTHER USES

**Mann
Smith**
CHARTERED SURVEYORS

Stanhope House, 18 Stanhope Place, W2



- Available by way of new flexible lease direct from the landlord
- Close proximity to Marble Arch underground station
- B1 office use with potential for other uses
- Self-contained unit within an attractive period building

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The office is located on the corner of Bayswater and Stanhope Place, 0.2 miles from Marble Arch underground station (Central Line) and 0.7 miles from Paddington station which is served by national and underground services (Bakerloo, Hammersmith and City, Circle and District) and, in the near future, cross rail.

Description

The office is positioned on the ground floor of a attractive period building with a private entrance and private outdoor space. The office is configured as mostly open-plan with some separate meeting rooms divided by glass partitioning. The office benefits from a front reception area, demised WCs, a fitted kitchen, air conditioning and bike storage.

Floor Area

Ground Floor 3,548 sq. ft. (330 sq. m.)

Term

A new flexible lease available directly from the landlord.

Rent

£159,500 per annum exclusive (£45.00 per sq. ft.)

Business Rates

£59,000 per annum approximately (£16.50 per sq. ft.)

Service Charge

£26,600 per annum approximately (£7.50 per sq. ft.) with annual RPI uplift.

EPC

Energy Rating E (119).



Viewings strictly by appointment with agents, Mann Smith:

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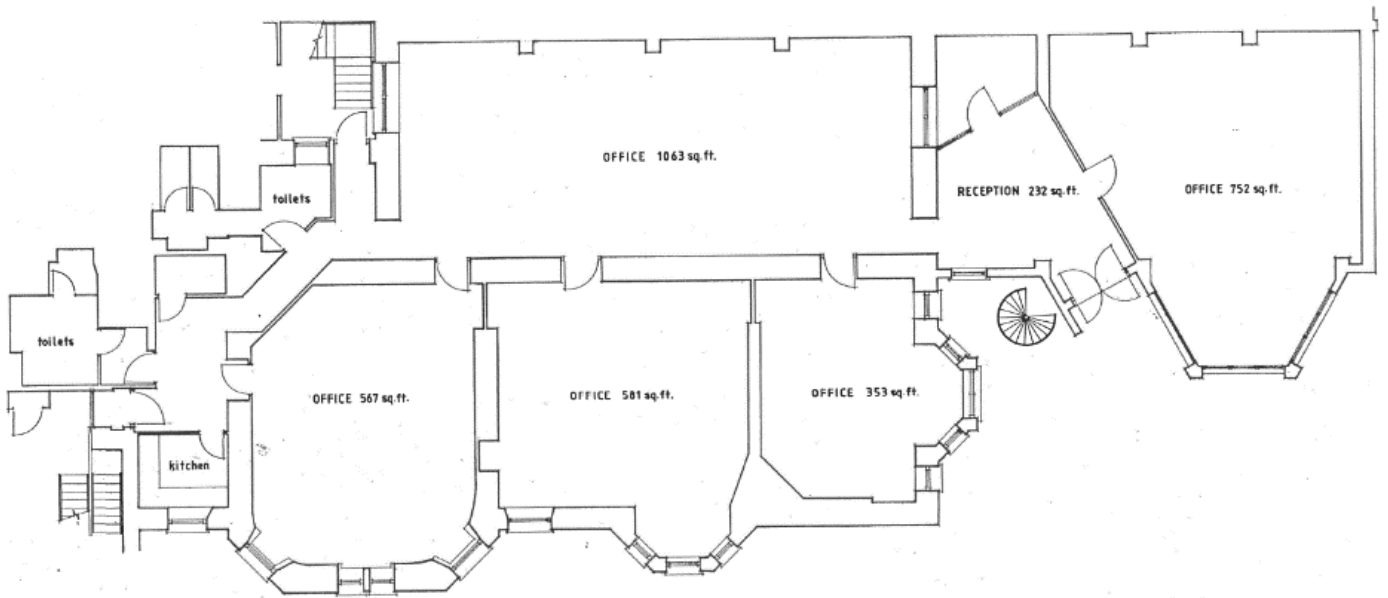
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Ground Floor Plan



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