



LDG

The
Creative
Property Team



LISSON COURTYARD

penthouse office for rent

2 of 5

USE

E Class – Suitable for offices, retail, showroom, medical, educational and leisure uses.

SIZES & FLOORS – N.I.A

Third Floor	1,014 SQ.FT.	94.11 SQM.
Mezzanine	341 SQ.FT.	31.68 SQM.
TOTAL	1,355 SQ.FT.	125.79 SQM.
(G.I.A)	1,754 SQ.FT.	162.95 SQM.

THE SPACE

A stunning penthouse office located within a private gated development, recently refurbished providing high quality accommodation with views overlooking the private landscaped gardens, which bring excellent volumes of light in addition to skylights throughout. The interior design exudes exemplary finishes such as feature marble throughout, and a fully integrated kitchen.

HIGHLIGHTS

- High Quality Executive Office Style Workspace
- Impressive Private Mezzanine Office with Skylights
- Private 65 SQ.FT. Roof Terrace
- Shared Landscaped Courtyard with seating
- CAT 6 Cabling
- Passenger Lift
- Concealed Air-Conditioning
- Wood Flooring
- Controlled AV System With Ceiling Mounted Speakers
- Impressive Kitchenette With Fully Integrated Appliances
- Luxury Fitted Cloakrooms With Walk In Showers

CONNECTIVITY

The building benefits from fibre connectivity.



COSTINGS

	PSF	PER ANNUM
Rent	£74.00	£100,270.00
Service Charge	£3.50	£4,730.00
Estimated Rates	£15.50	£21,002.50
TOTAL	£93.00	£126,002.50
Estimated Monthly Costs.		£10,500.00

N.B – Typically commercial rents are paid quarterly in advance.

VIRTUAL VIEWINGS

Bookings for live virtual tours are available, so we can walk you through how great this space is. Youtube video coming soon.

FURNITURE

Furniture packages are available, by negotiation.

LEASE

Leases for a new term to be agreed.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VIRTUAL FURNISHINGS

Please note that some of our photography includes virtual furnishing to showcase a working office environment. These are to be used for indicative purposes only.

DATAROOM

EPC & other reports are available upon request.

READY TO TALK?

Harrison Eagles	<i>harrison@ldg.co.uk</i>
Cary Dennington	<i>cary@ldg.co.uk</i>
Daniel Castle	<i>daniel@ldg.co.uk</i>
Susan Christie	<i>susan@ldg.co.uk</i>

POSTCODE

NW1 5DF

NEIGHBOURHOOD

Marylebone.

COMMUTE

Edgware Road.	4 mins
Marylebone.	6 mins
Baker Street.	11 mins
Paddington.	12 mins
Marble Arch.	16 mins

PARKING NEAR BY

Bell Street 1 min

EATS

- Dinings
- The Potting Shed
- Nandos
- Briciole
- L'Angolo Bianco
- Firebrand Pizza

LIQUID LUNCH

- Brewdog
- Lord Wargrave
- Victoria & Albert
- The Monkey Puzzle
- The Volunteer
- The Landmark

A STRETCH AWAY

- Pure Gym
- Fitness First
- Breathing Tree
- BXR
- Seymour Leisure Centre
- Regents Park

LOCAL AUTHORITY

Westminster.



ldg.co.uk

@ldglondon

0207 580 1010

0207 290 0599

0207 291 0993

0207 290 0590

0207 580 1010

WELCOME TO LISSON COURTYARD. . . .



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Susan Christie *susan@ldg.co.uk* 0207 580 1010

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590

ldg.co.uk
@ldglondon
0207 580 1010

LISSON COURTYARD CONTINUED



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

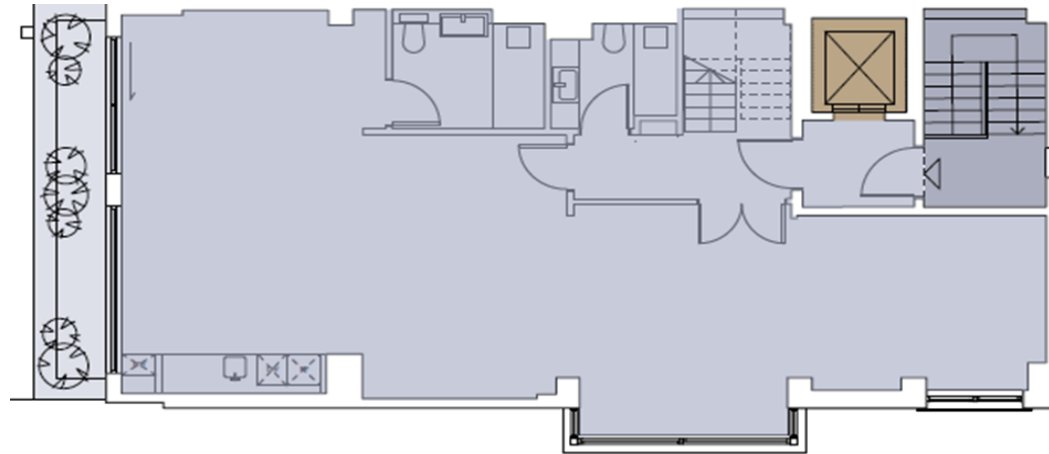
Susan Christie *susan@ldg.co.uk* 0207 580 1010

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

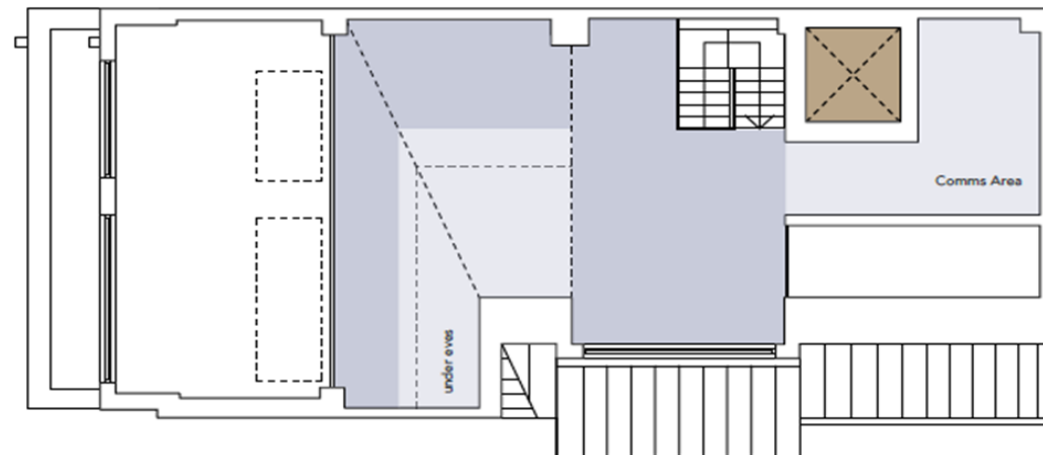
Daniel Castle *daniel@ldg.co.uk* 0207 290 0590

ldg.co.uk
@ldglondon
0207 580 1010

LISSON COURTYARD CONTINUED



THIRD FLOOR PLAN



THIRD FLOOR MEZZANINE PLAN



ldg.co.uk
@ldglondon
0207 580 1010



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Susan Christie *susan@ldg.co.uk* 0207 580 1010

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590