

25-27  
Lorne Close

ST JOHN'S WOOD • MARYLEBONE BORDERS

LONDON, NW8 7JJ

25-27  
Lorne Close

5,806 sq ft  
contemporary  
office space

The office space benefits from very good natural light and has recently been comprehensively refurbished to provide a high quality, essentially open plan working environment.



Watch film



# 25-27

Lorne Close



## FLEXIBLE SPACE

This superb warehouse style building is mainly arranged on ground floor level, benefiting from exposed ceilings, beams and air-conditioning.

# 25-27

Lorne Close



BREAK OUT SPACE

## Taking time out

There are currently 5 meeting rooms in the building and an additional 465 sq ft of office space located on the 1<sup>st</sup> floor. The WCs are located towards the entrance of the building with the kitchen and break out area located towards the rear of the space.

# 5

MEETING ROOMS

# 1

SMALL PRIVATE GARDEN

# 3

POTENTIAL PARKING SPACES

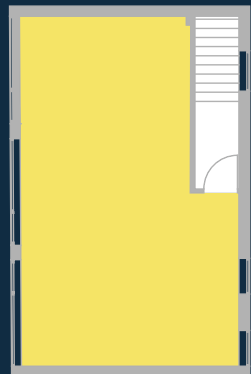
# 25-27

Lorne Close



GROUND FLOOR

5,341 sq ft



FIRST FLOOR

465 sq ft

TOTAL

5,806 sq ft

- Fully Fitted
- Exposed Services
- Plug & Play option available
- High Ceilings
- Excellent Natural Light
- Bicycle Racks
- Shower facility
- Phone Entry System
- Fibre
- Kitchen & Break out area
- Private garden
- Car Parking

# 25-27

Lorne Close



25 Lorne Close is linked to the northern end of Park Road, close to the entrance of Regent's Park. The property has excellent transport links and is within a 10 minutes walk of both Baker Street Underground and Marylebone overground Station.

The immediate area benefits from superb amenities with a wide range of cafés, restaurants and boutique retailers located in the nearby St John's Wood High Street. Lord's Cricket Ground is within a 5 minute walk and Regent's Park is virtually opposite.

## LOCATION

# Excellent transport links



**10 MINS  
WALK**



**BAKER STREET STATION**  
Bakerloo Circle      Jubilee Metropolitan      Hammersmith & City

# 25-27

## Lorne Close

For more information or to arrange a viewing

### TENURE

A Long Leasehold is available for a term expiring on the 24th December 2052 at a fixed Ground Rent of £150.00 per annum exclusive.

### PRICE

Offers in excess of £2.5m, subject to contract are being invited for the benefit of the unexpired long leasehold interest with full vacant possession.

We are advised that no VAT is payable on the purchase price.

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

### POSSESSION

Available Immediately

**NH** NOBLE  
HARRIS

[NOBLEHARRIS.CO.UK](http://NOBLEHARRIS.CO.UK)

### Matthew Noble

[mnoble@nobleharris.co.uk](mailto:mnoble@nobleharris.co.uk)

020 7291 6142

079 8099 1214

### Jake Doffman

[jdoffman@nobleharris.co.uk](mailto:jdoffman@nobleharris.co.uk)

020 7291 6144

079 0408 2118

### Carl Dobrin

[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

020 7291 6141

075 4507 7959

### Misrepresentation Act 1967

Noble Harris give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Noble Harris, has any authority to make any representation or warranty whatsoever in relation to this property. January 2021.

siren | 020 7478 8300 | [sirendesign.co.uk](http://sirendesign.co.uk) | SO12731

ST. JOHN'S WOOD • MARYLEBONE

