

**TO LET**  
**STUNNING MARYLEBONE 3<sup>rd</sup> FLOOR OFFICE**  
**NEWLY REFURBISHED – FITTED & FURNISHED**



**Entire 3<sup>rd</sup> Floor**  
1,665 SQ FT / 154.68 SQ M

**DESCRIPTION**

This newly refurbished office provides a mixture of fitted and furnished open plan accommodation, benefitting from a private office, a boardroom and an abundance of natural light. Featuring a contemporary design led entrance and managed reception.

**LOCATION**

Prominently positioned on the corner of Manchester Street and Blandford Street, the building benefits from an abundance of local amenity, situated near to the prestigious Marylebone Village. A host of designer shops, vibrant cafés and restaurants all just a few minutes away from Clearwater House. The nearby Chiltern Street is adding to the area's reputation as a centre of fashionable living and home to one of London's most desirable luxury hotels, the Chiltern Firehouse.



**CLEARWATER HOUSE**  
**4-7 MANCHESTER STREET**  
**LONDON**  
**W1U 3AE**





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# CLEARWATER HOUSE

## 4-7 MANCHESTER STREET

### LONDON

### W1U 3AE

#### AMENITIES

Fitted and furnished open plan office  
Furnished Boardroom and separate private office  
Fitted Kitchen with White Goods  
Excellent Natural Light  
Superb Transport Links  
Entry Phone System  
6 Person Automatic Lift

New Timber Flooring  
Floor Boxes  
Comfort Cooling  
Demised Male & Female WCs  
New Spot Lighting  
CAT 6 Cabling  
1 x Communal Shower

#### TERMS

A new effective FRI lease direct with the Landlord for a term to be agreed.

#### RENT

£110.00 per sq.ft. per annum, exclusive of rates, service charge and vat.

#### RATES

£36.79 per sq.ft. (2023/2024) payable.

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

#### SERVICE CHARGE

£8.50 per sq.ft.

#### LEGAL COSTS

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

#### POSSESSION

Immediately

Viewings by arrangement through joint sole agents Noble Harris & Kontor :-

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