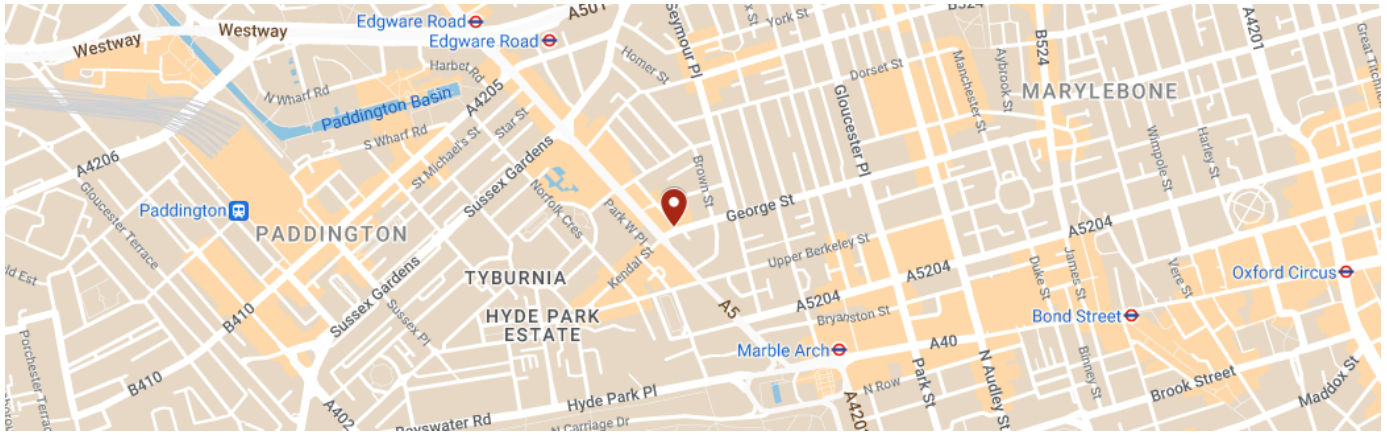


136 GEORGE STREET, MARYLEBONE W1H  
BEST IN CLASS, FULLY FITTED & FURNISHED - OFFICES TO LET  
2ND & 3RD FLOORS  
7,918 SQ FT - 15,823 SQ FT



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## Location

The property is situated on the western border of Marylebone between Marble Arch and Edgware Road tube stations, which are both within short walking distance. The property is extremely well served via both these two stations, in addition to Paddington Station and Bond Street tube, both of which now offer heightened connectivity via the Elizabeth Line. The surrounding amenity offering provides an extensive selection of restaurants, shops and bars.

## Description

The property comprises a new-build office-led development that was completed in 2021, providing the highest grade specification and sustainability credentials.

Both 2<sup>nd</sup> & 3<sup>rd</sup> floors are presented fully fitted and furnished to the highest quality, and incorporating significant in-built technology for the speed and benefit of an incoming tenant.

Each floor provides 96 x workstations, 4 x 6-person meeting rooms, 4 x quiet booths, several informal meeting spaces, plus a large breakout area with kitchen and a private terrace.

## Specification

- Fully fitted and furnished
- High specification
- 2.75m floor to ceiling height
- Fan coil air conditioning
- Suspended ceilings
- Raised access metal floors
- Bicycle storage
- 8 x showers
- 72 lockers, 4 drying cupboards and changing facilities
- 24hr security & building management
- 3 x 13-person passenger lifts
- BREEAM 'Excellent' Rating
- WELL 'Gold' Standard
- WiredScore Certified 'Gold'

## Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
3 <sup>rd</sup> floor	734.4	7,905
2 <sup>nd</sup> floor	735.6	7,918
<b>Total GIA</b>	<b>1,470</b>	<b>15,823</b>

## Business Rates

£35.00 per sq ft (estimate)

## EPC

EPC 'A' Rating

## Terms

Available by way of flexible sublease terms.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

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### Disclaimer

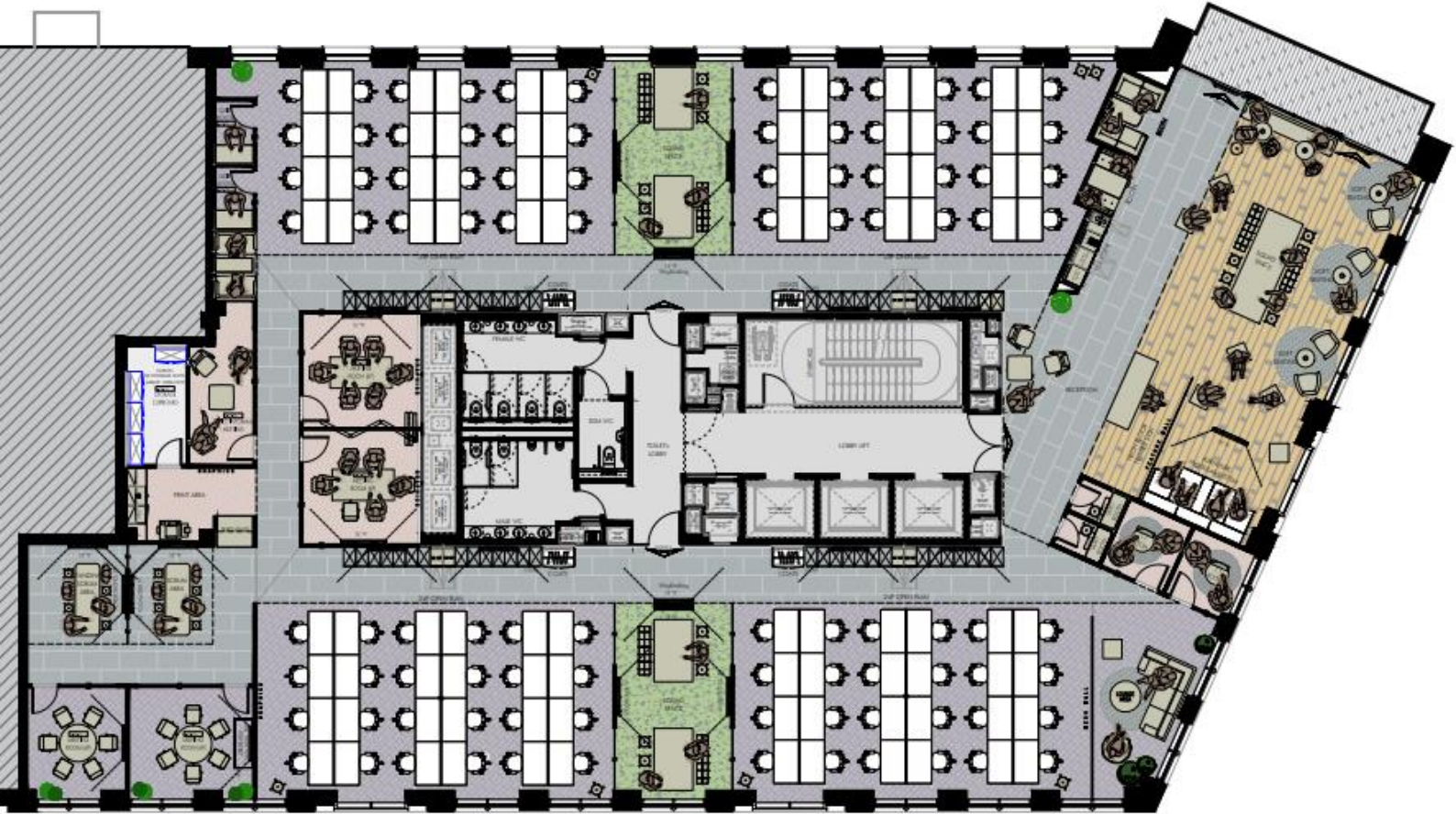
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Particulars issued April 2024.

*Indicative Floor Plan*



*Third Floor Layout*



