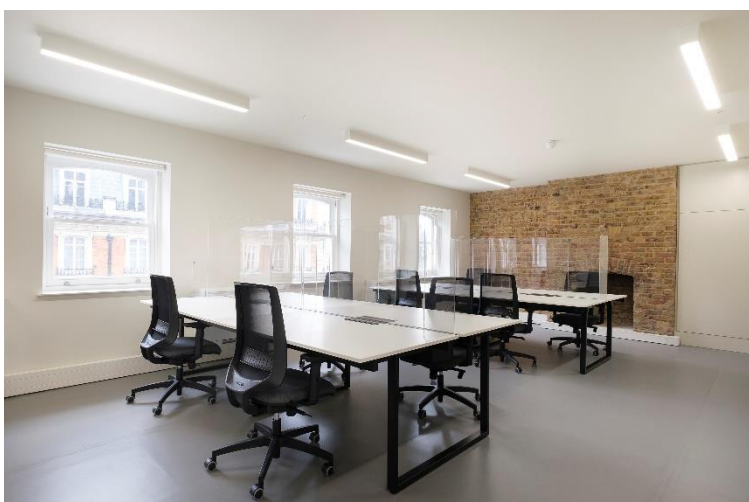


# MARYLEBONE

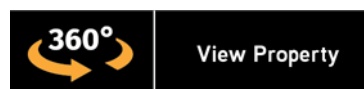
## 3 Mandeville Place London W1

Refurbished offices in a top quality period building in the heart of Marylebone.



### Summary

- Two newly refurbished office floors
- Fitted and Cat A options
- 4<sup>th</sup> floor – 720 sq ft (66.89 sq m)
- 3<sup>rd</sup> floor – 758 sq ft (70.42 sq m)



# PROPERTY DESCRIPTION

The building is located on the west side of Mandeville Place, just to the north of Wigmore Street. The building is ideally located to benefit from a large array of shops, bars and restaurants in Marylebone and is within close walking distance of St Christopher's Place, Oxford Street, and Marylebone High Street. With easy access to Bond Street Underground Station (Central and Jubilee Lines) and the imminent arrival of Crossrail (Elizabeth Line), connections with the rest of Central London are fantastic.

The entire building has been comprehensively refurbished to an exceptional standard and the third floor has been fully fitted to provide 8 desks in open plan, a meeting room, casual break out area and kitchenette.

The fourth floor is available in a Cat A condition. The floors are serviced by a 6 person passenger lift and the building benefits from shower and changing facilities in the basement. The quality of finishes is excellent throughout.

Walkthrough:

<https://my.matterport.com/show/?m=7DRNciY73ZY>

## VAT

This property is elected for VAT and will be applicable on all outgoings.

## Tenure

Leasehold.

## Lease Term

New full repairing and insuring lease available directly from the landlord.

## EPC

TBC

## Contact Us

Viewing is strictly by prior appointment:

Forty One Real Estate  
Edward Offenbach – 07768 998 333  
[edward@fortyonere.com](mailto:edward@fortyonere.com)

# AMENITIES

- Fully fitted 3<sup>rd</sup> floor
- Comprehensively refurbished
- Period property
- Brand new air conditioning
- Brand new LED lighting
- Perimeter trunking
- Use of Boardroom
- Shower
- Bicycle Storage
- Lockers
- Brand new passenger lift
- Commissionaire
- 24 hour access

# FLOOR AREAS & OUTGOINGS

Floor	Sq ft Approx.	Rent (per Sq Ft)	Service Charge Rates Est (PSF)	Rates (PSF)	Availability
4 <sup>th</sup>	720	£75.00	TBC	TBD	Available
3 <sup>rd</sup>	758	£75.00	TBC	TBD	Available
<b>Total</b>	<b>1,478</b>	<b>£75.00</b>	<b>TBC</b>	<b>TBD</b>	

Prospective tenants are advised to confirm any rating liability directly with the Local Authority



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 has any authority to make any representation or warranty whatsoever in relation to this property.



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## CONTACT US

All appointments to view must be arranged via sole agents, through:

Forty One Real Estate

Edward Offenbach

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