



George Street
Marylebone W1

HIGH SPECIFICATION, FULLY FITTED
& FURNISHED OFFICES TO LET

2ND & 3RD FLOORS
7,905 SQ FT - 15,823 SQ FT



136 GEORGE STREET
COMPRISES A
NEW BUILD OFFICE
DEVELOPMENT THAT
WAS COMPLETED
IN 2021, PROVIDING
THE HIGHEST GRADE
SPECIFICATION AND
SUSTAINABILITY
CREDENTIALS.



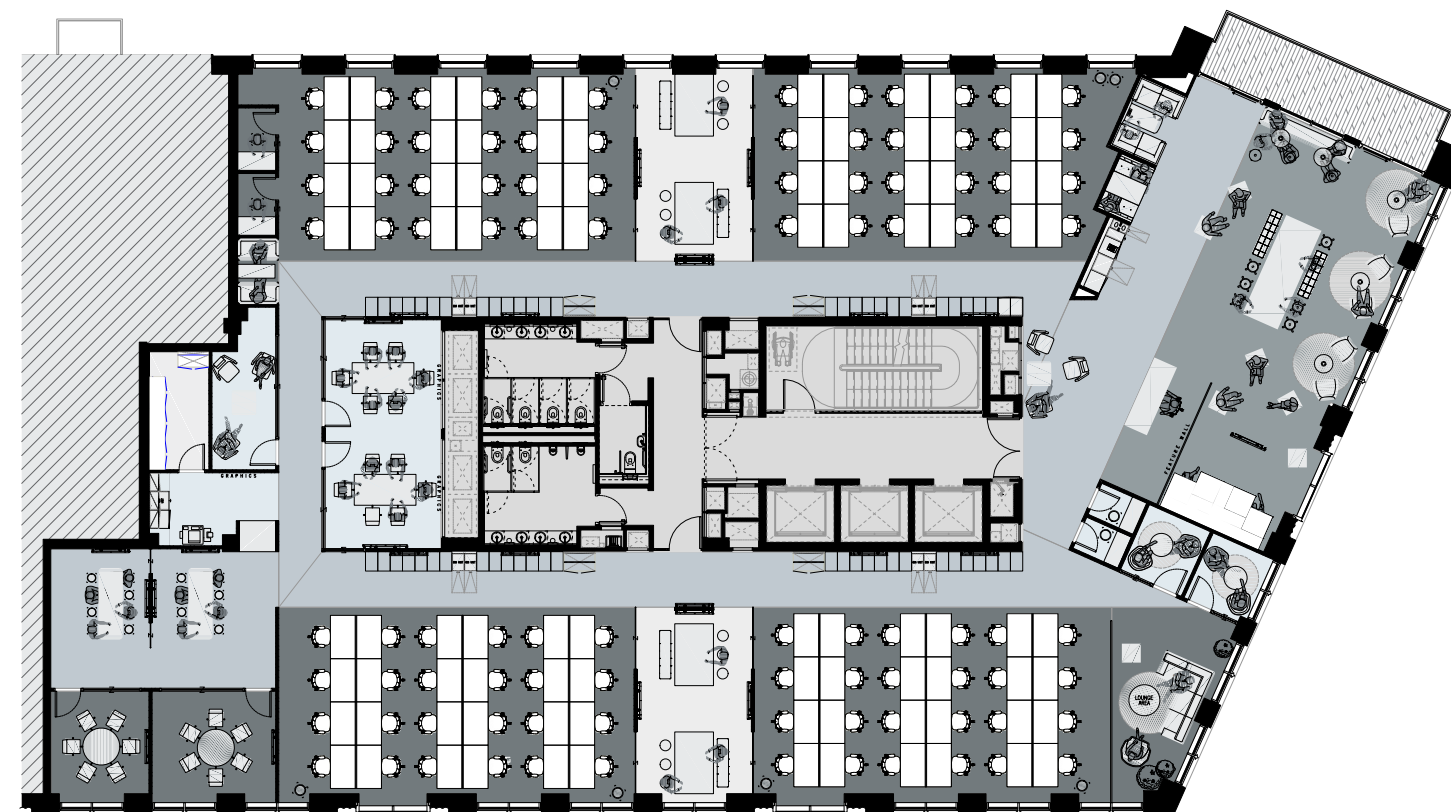
THE SECOND AND THIRD FLOORS HAVE BEEN FULLY EQUIPPED AND FURNISHED WITH THE UTMOST ATTENTION TO QUALITY, INCORPORATING ADVANCED BUILT-IN TECHNOLOGY TO ENHANCE THE SPEED AND CONVENIENCE FOR ANY NEW TENANT.



FLOOR	SQ FT	SQ M
3RD FLOOR	7,905	734.4
2ND FLOOR	7,918	735.6
TOTAL	15,823	1,470

Each floor provides:

- 96 x workstations
- 4 x 6-person meeting rooms
- Several informal working areas
- 4 x quiet booths
- Large breakout area and kitchen
- Private terrace



FULLY FITTED AND FURNISHED



HIGH SPECIFICATION



2.75M FLOOR TO CEILING HEIGHT



SUSPENDED CEILINGS



RAISED ACCESS METAL FLOORS



8 SHOWERS



24HR SECURITY & BUILDING MANAGEMENT



3 X 13-PERSON PASSENGER LIFTS



FAN COIL AIR CONDITIONING



BICYCLE STORAGE



4 DRYING CUPBOARDS AND CHANGING FACILITIES



72 LOCKERS



EPC A RATING



BREEAM 'EXCELLENT' RATING



WELL 'GOLD' STANDARD



WIREScore CERTIFIED 'GOLD'



FANTASTIC LOCATION AT THE HEART OF MARYLEBONE

136 George Street, offers great accessibility to London's transportation network.

With close proximity to two mainline train stations, Paddington and Marylebone, as well as six London Underground stations that provide access to six major tube lines, getting around the city is made simple and convenient.

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MARBLE ARCH
 5 mins Walk
- 
EDGWARE ROAD
 5 mins Walk
- 
MARYLEBONE
 10 mins Walk
- 
PADDINGTON
 12 mins Walk
- 
BAKER STREET
 12 mins Walk
- 
BOND STREET
 14 mins Walk



- | | | | |
|-----------------------|----------------------------------|---------------------|--------------------------|
| 1 ABASTO | 6 Casa Malevo | 11 Gail's | 16 Locanda Locatelli |
| 2 Bernardi's | 7 Chiltern Firehouse | 12 The Grazing Goat | 17 Monocle Café |
| 3 Boxcar | 8 The Churchill Bar and Terrace | 13 The Harcourt | 18 Pickled Hen |
| 4 The Borough Barista | 9 Daisy Green | 14 Kurobuta | 19 Roba Bar & Restaurant |
| 5 The Carpenters Arms | 10 The Frontline Club Restaurant | 15 The Larrik | 20 Seymour's Parlour |



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TERM

Available by way of flexible sublease terms.

EPC

EPC 'A' Rating.

VIEWING

By appointment through the sole agents, RX London LLP.

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