



## 37 QUEEN ANNE STREET

### OVERVIEW

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The first floor at 37 Queen Anne Street is available to let on flexible terms which allows occupiers to take the space on a long or short term basis.

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The office has excellent natural light and high ceilings making it a superb place to work from.

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Superfast broadband is pre-installed negating the need for a costly and time consuming wayleave agreement.

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### AMENITIES

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Fully Furnished

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Storage

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Shower Facilities

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High Speed Broadband

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Period Features

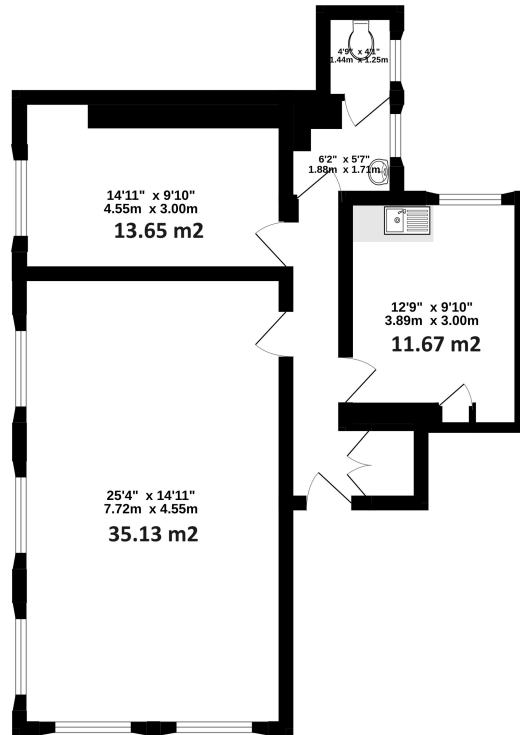
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Good Natural Light

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FIRST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq. ft. (69.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TERMS

Flexible by arrangement

## SUMMARY

Available Size	747 sq ft
Price	£6,000pcm
Business Rates	Included in rent
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

catherine@bureauoffice.co.uk

+44 (0)7811 111600



## LOCATION

The building commands a prominent location on the south west corner of Queen Anne Street at its junction with Wimpole Street. The immediate area is well served by shops and restaurants located on Marylebone High Street and Oxford Street.

The property has good public transport links being in close proximity to Oxford Circus and Bond Street with access to the Central, Victoria, Bakerloo, Elizabeth and Jubilee Lines. Both Baker Street and Marylebone Stations are also in walking distance to the north.

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