

# OFFICE OPPORTUNITY TO LET

17 LINHOPE STREET, MARYLEBONE, NW1

JOHN D WOOD

020 7629 9050



## LOCATION

The building is conveniently located to the north of Marylebone Road within close proximity to both Marylebone Railway Station and Baker Street Underground Station (Jubilee, Metropolitan, Circle and Hammersmith & City lines.).

## DESCRIPTION

The property comprises attractive office space arranged over three floors. The toilet and kitchen facilities are located on the ground floor, with the first and second floors being arranged as open plan accommodation. The office benefits from AC and central heating.

## AREAS (NIA)

Ground floor - 677 sq ft  
First floor - 1,086 sq ft  
Second floor - 1,210 sq ft  
Total - 2,973 sq ft  
Plus additional 519 sq ft garage.

## RENT

£100,000 per annum exclusive

## TERMS

Available on a new FRI lease for a term to be confirmed, and contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

## RATES

Rateable Value: £106,000  
Rates Payable (23/24; 51.2): circa £54,275

## EPC

Available on request.

## LEGAL COSTS

Each party to be responsible for their own costs

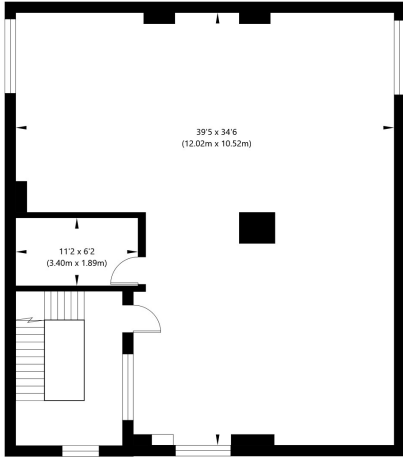
## VIEWINGS

For further information, or to arrange an inspection of the property, please contact one of the John D Wood team on 020 7629 9050, or alternatively on the details below:

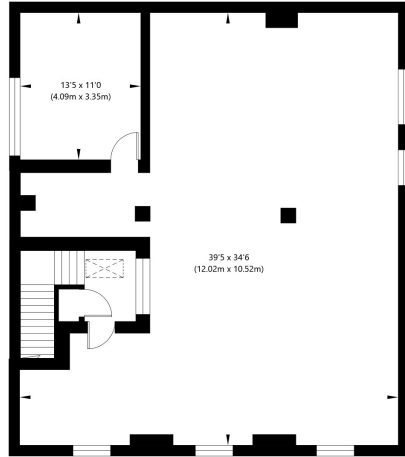
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First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 126.48 SQ M / 1361 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 126.28 SQ M / 1359 SQ FT



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 141.1 SQ M / 1519 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 393.86 SQ M / 4239 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.