OFFICE OPPORTUNITY TO LET

17 LINHOPE STREET, MARYLEBONE, NW1



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:

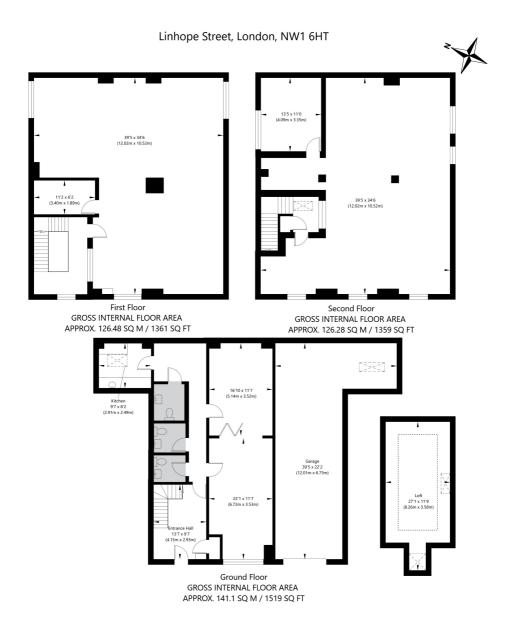
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materipresentation act 1997. Collisions under which particulars are asseed. Castephis List undergrading as Joint of Victoria to the relation to the victoria of the inspective in the property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must salisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must salisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Misdescription Act 1991. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. May 2023

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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.