

90 GLOUCESTER
PLACE W1

MARYLEBONE



End-of-Terrace Period Office Building
2,968 sq ft To Let

90 Gloucester Place is a Grade II Listed end-of-terrace building arranged over lower ground to 3rd floor accessed via an impressive entrance hall.

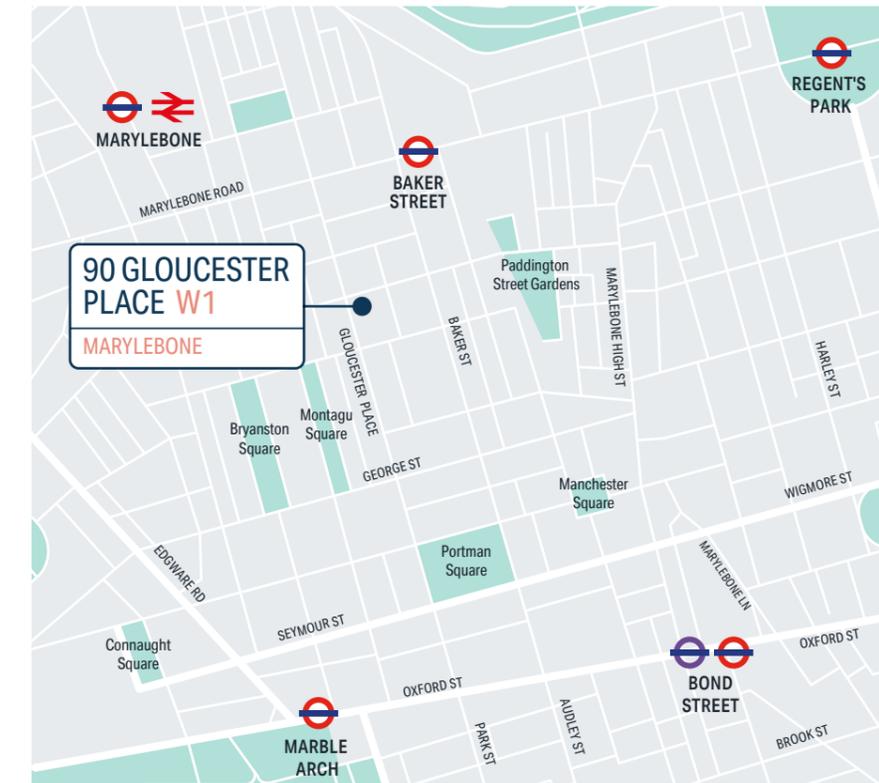
The building has undergone a comprehensive refurbishment and presents an excellent opportunity to occupy a self-contained building.



LOCATION

Located in the lively heart of Marylebone which offers an exceptional fusion of historical elegance and contemporary sophistication.

Its Georgian architecture, and charming streets gives Marylebone a unique appeal, drawing in both residents and businesses. The property is within close proximity to Marylebone High Street offering extensive local amenities.



CONNECTIVITY

The building is only a short walk to Baker Street (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) and Marylebone stations (National Rail and Bakerloo Line) offering convenient transport connections. With Bond Street (Elizabeth, Jubilee, and Central Lines) and Marble Arch (Central Line) stations within an 18-minute walk.

BAKER STREET

 4 mins

MARYLEBONE

 5 mins

EDGWARE ROAD

 12 mins

REGENT'S PARK

 14 mins

MARBLE ARCH

 15 mins

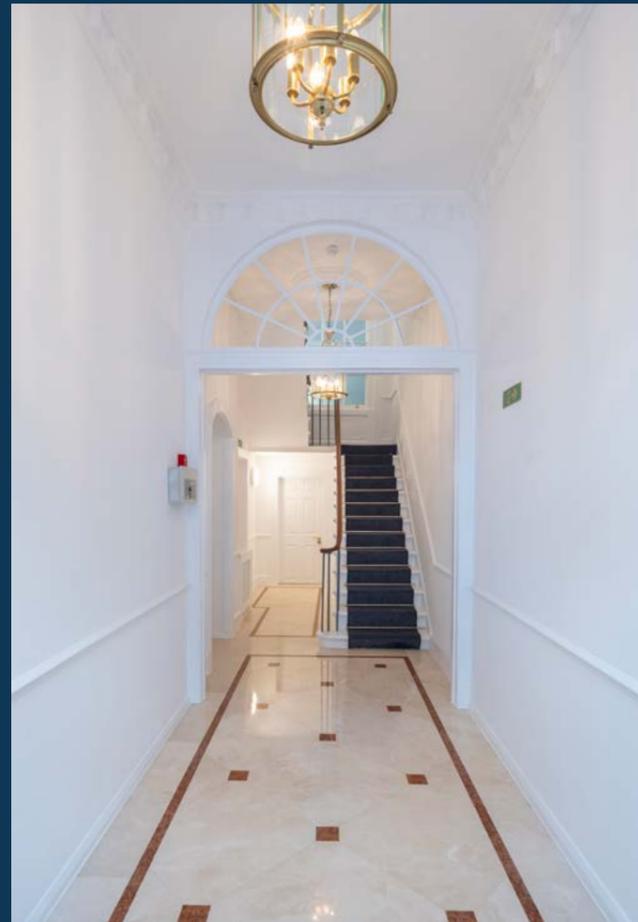
BOND STREET

 18 mins

ACCOMMODATION

The building comprises the following net internal areas:

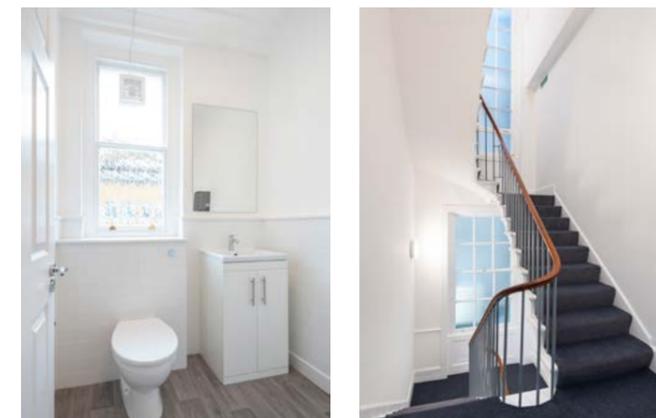
Floor	Sq M	Sq Ft
3rd	60.79	654
2nd	51.24	552
1st	50.26	541
Ground	46.74	503
Ground - Reception	8.67	93
Lower Ground	54.94	591
Ancillary - Vault	3.19	34
Total NIA	275.83	2,968



1st Floor



Ground Floor



SPECIFICATION

- Self-contained building
- Grade II Listed
- Comprehensive refurbishment
- Cycle storage
- Shower facilities
- End-of-terrace building
- Kitchenettes
- Distinctive architecture



TERMS

Available by way of a new lease directly from the landlord.

RENT

Upon application.

EPC

Upon enquiry.
