



24,163 sq ft of flexible office space in Marylebone, arranged over 8 floors. CAT A / fully fitted and serviced options available.

Offices

**To Let**

**1,089 to 24,163 sq ft**

(101.17 to 2,244.82 sq m)

- CAT A / Fully Fitted Options
- Rent - £24.50psf exc. for CAT A floors
- All inclusive terms available
- Kitchenettes on each floor
- 10Gb/s fibre internet + backup

# Sentinel House, 16 Harcourt Street, Marylebone, London, W1H 4AD

## Summary

<b>Available Size</b>	1,089 to 24,163 sq ft
<b>Rent</b>	£24.50 per sq ft
<b>Rates Payable</b>	£21 per sq ft
<b>Service Charge</b>	£12 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

This highly prominent office building sits at the corner of Harcourt Street and Old Marylebone Road and is set over lower ground, ground and five upper floors, providing 24,163 sq ft of high quality office space which is available on flexible leasing terms to suit your needs.

## Location

The commercial building is located within Marylebone, a prime destination for luxury and fine dining within the west end. Sentinel House benefits from a number of transport options with rail and underground stations at Marylebone, Edgware Road and Baker Street all within a short walk. The new Elizabeth Line at Paddington station (Q4 2018) will further add to transport options, the new line will considerably shorten journey times across London and beyond.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
6th	1,089	101.17	Available
5th	4,035	374.86	Available
4th	4,043	375.61	Available
3rd	4,232	393.17	Available
2nd	4,256	395.40	Available
1st	4,232	393.17	Available
Ground	2,276	211.45	Let
Lower Ground	2,276	211.45	Available
<b>Total</b>	<b>26,439</b>	<b>2,456.26</b>	

## Specification

- Commissionaire
- 10Gb/s fibre internet + backup
- Fitted kitchenette on each floor
- Full access raised floors
- Demised WCs
- Secure bicycle racks
- Showers & lockers
- VAV air conditioning
- Excellent natural light
- Car parking

## Terms

A new lease is available on flexible terms from £24.50psf exclusive for a CAT A floor.



## Viewing & Further Information



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