

Sentinel House

16 Harcourt Street, Marylebone, London, W14 4AD

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& harding
a Paragon business



TO LET

4,232 SQ FT
(393.17 SQ M)

£35 PER SQ FT

Fully fitted 1st floor office
comprising of 4,232 sq ft
in Marylebone.

- Refurbished Reception area with Commissionaire
- Fully Fitted
- Full Access Raised Floors
- Demised W/C's
- Secure Bicycle Racks
- Showers & Lockers
- VAV Air Conditioning
- Car Parking

Summary

Available Size	4,232 sq ft
Rent	£35 per sq ft
Rates Payable	£18.22 per sq ft
Service Charge	£18.38 per sq ft
EPC Rating	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, of high quality office space. The 1st floor is available on flexible leasing terms to suit your needs.

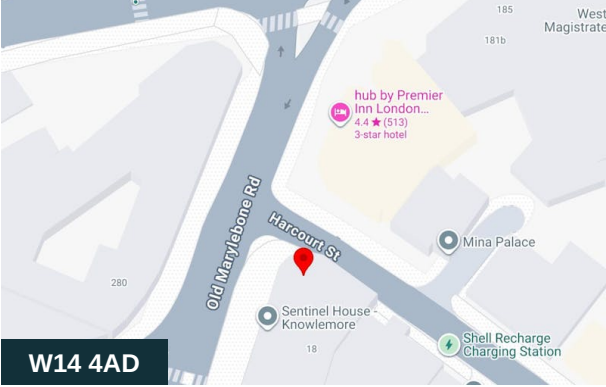
Location

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 the following areas:

Name	sq ft	sq m	Availability
1st	4,232	393.17	Available
Total	4,232	393.17	



Viewing & Further Information



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