

31 HARCOURT STREET, LONDON, NW1

GROUND & LOWER GROUND FLOOR TO LET

OFFICE OR SIMILAR AND CONFORMING TO 'E CLASS' USE

880 SQ FT (81.75 SQ M) APPROX.



LOCATION: The premises are located on the quiet and picturesque Harcourt Street which connects the Old Marylebone Road with Seymour Place.

The area is very well served for restaurants, shopping and transport facilities with Edgware Road underground station and Marylebone and Paddington underground and mainline stations within easy walking distance. Once opened, Paddington Station will also offer access to the new Elizabeth Line (Crossrail) and already benefits from the Heathrow Express.

DESCRIPTION: The ground and lower ground floor provide a mixture of open plan areas and private rooms. The premises are in good condition and has plenty of natural light with the lower ground floor benefitting from a light well and a small outside area. In total the premises extend to approximately:

Ground Floor	380 sq ft	(35.3 SQ M)
Lower Ground Floor	500 sq ft	(46.5 SQ M)
Total:	880 SQ FT	(81.75 SQ M)

RENT: £30,000 per annum exclusive + VAT.

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Subject to contract and exclusive of VAT if applicable

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LEASE: A new lease will be offered for a term to be agreed. The lease is to exclude the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954.

FEATURES:

- Plastered ceiling
- Good natural daylight
- Kitchen
- Demised WC's

EPC: E – 103

Viewing Strictly by appointment only through landlord's sole agents:

Richard Spencer and Will Gyngell

0203 205 0200

HNG



N.B Photos taken prior to current tenant's fit out.

