

Seymour Mews House W1H 7JW

High Quality – Fully Fitted
Office Space

2,250 – 15,856 Sq. Ft



Seymour Mews House

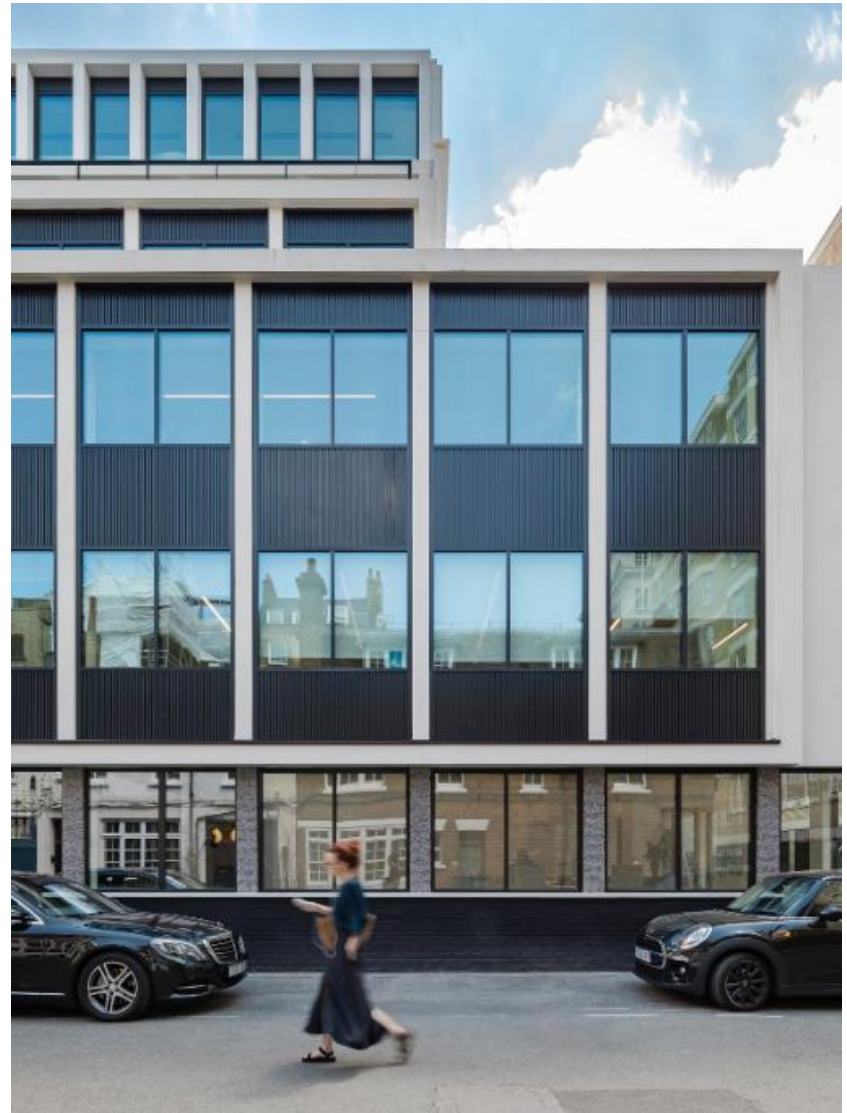
Nestled behind Wigmore Street, just yards from Portman Square, Seymour Mews House offers high quality fully fitted office space in the heart of London's Marylebone.

The available space across the 2nd to 5th floors can either be leased as individual floors from 2,250 sq.ft, or form a fully fitted “HQ style office” across four floors, up to 15,856 Sq. Ft.

Summary

- Individual, contained office suites from 2,250 Sq. Ft
- Fully fitted “HQ style” opportunity of 15,856 Sq. Ft
- High quality fit out on all floors
- Grade A specification
- Private terrace (4th and 5th floors)
- Well appointed building reception
- Each floor is available by way of sublease/assignment

until June 2029



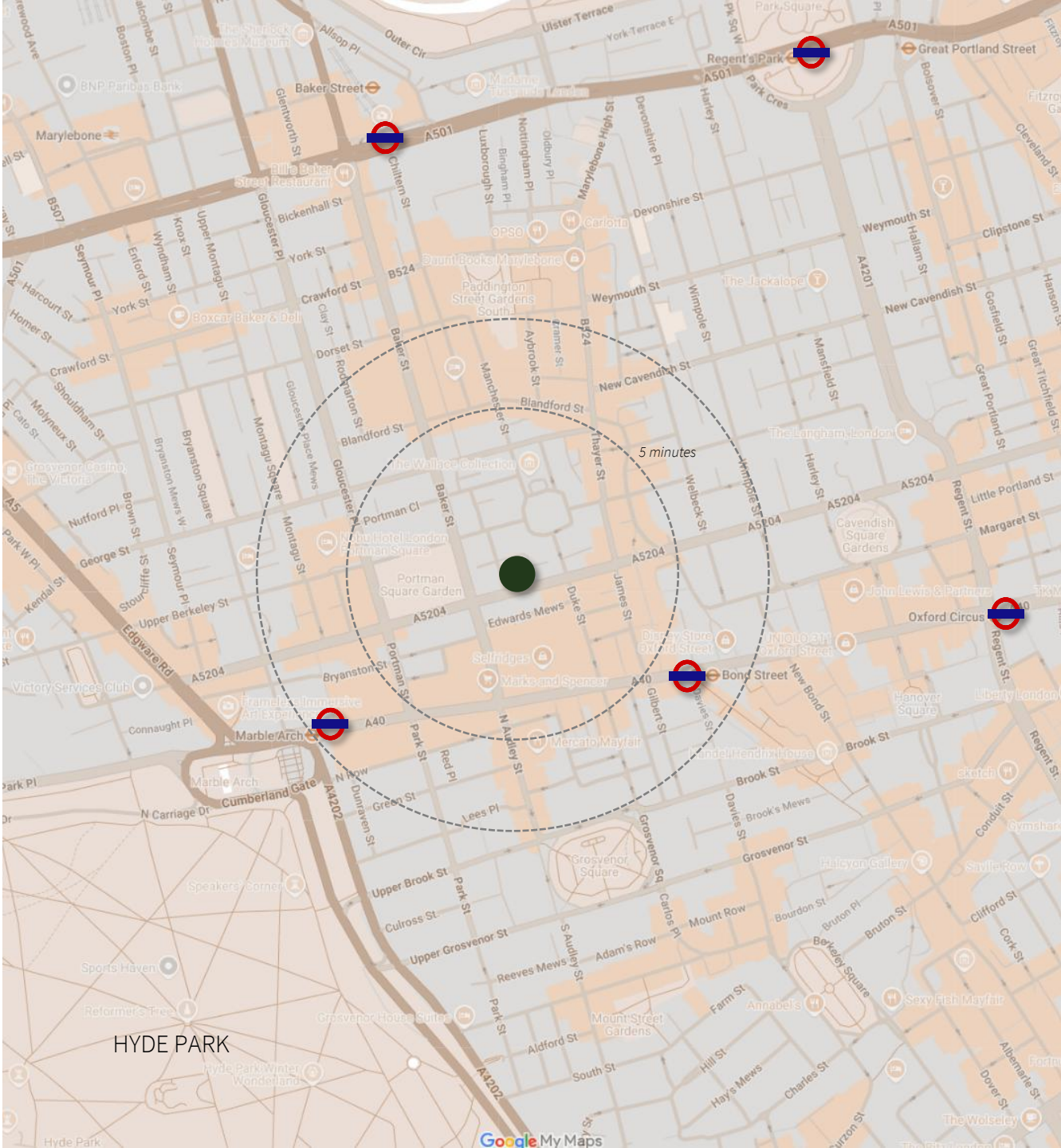
Location

Perfectly located on the east side of Seymour Mews, just off Wigmore Street, the building has a perfect location yards away from Portman Square.

Bond Street (Elizabeth, Jubilee and Central lines) and Marble Arch (Central Line) Underground Stations are nearby; the area offers a wealth of restaurants and shops, with Oxford Street and the charming Marylebone High Street both a few minutes walk away.

Key Connections

Tube Station	Walking	Lines
Bond Street	5 minutes	
Marble Arch	8 minutes	
Baker Street	15 minutes	



Specification

High Quality Fit Out

- Fully fitted with desks and meeting rooms
- Extensive client suite on 2nd floor
- 5th floor configured as a high quality executive suite with 8 private offices
- Private terrace on 4th and 5th floors

Building Specification

- Building comprehensively refurbished in 2019
- Bespoke reception desk and team
- Full access raised floors
- 2 x 13 person passenger lifts
- VRF air conditioning
- 32 bike racks and ground floor access for bikes
- 32 lockers and 5 showers
- Floor to ceiling height ranges from 2.6 to 2.55m
- DDA compliant



Lease Details

The available floors are held on separate leases, **expiring 19th June 2029** (outside the act). Each floor can be subleased or assigned separately or as a combination, presenting an excellent opportunity to acquire up to 15,856 Sq. Ft of high quality fitted space.

Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
5 th	2,250	On Application	£18.14	£33.91
4 th	2,723			
3 rd	3,746			
2 nd	7,137			
Total	15,856			



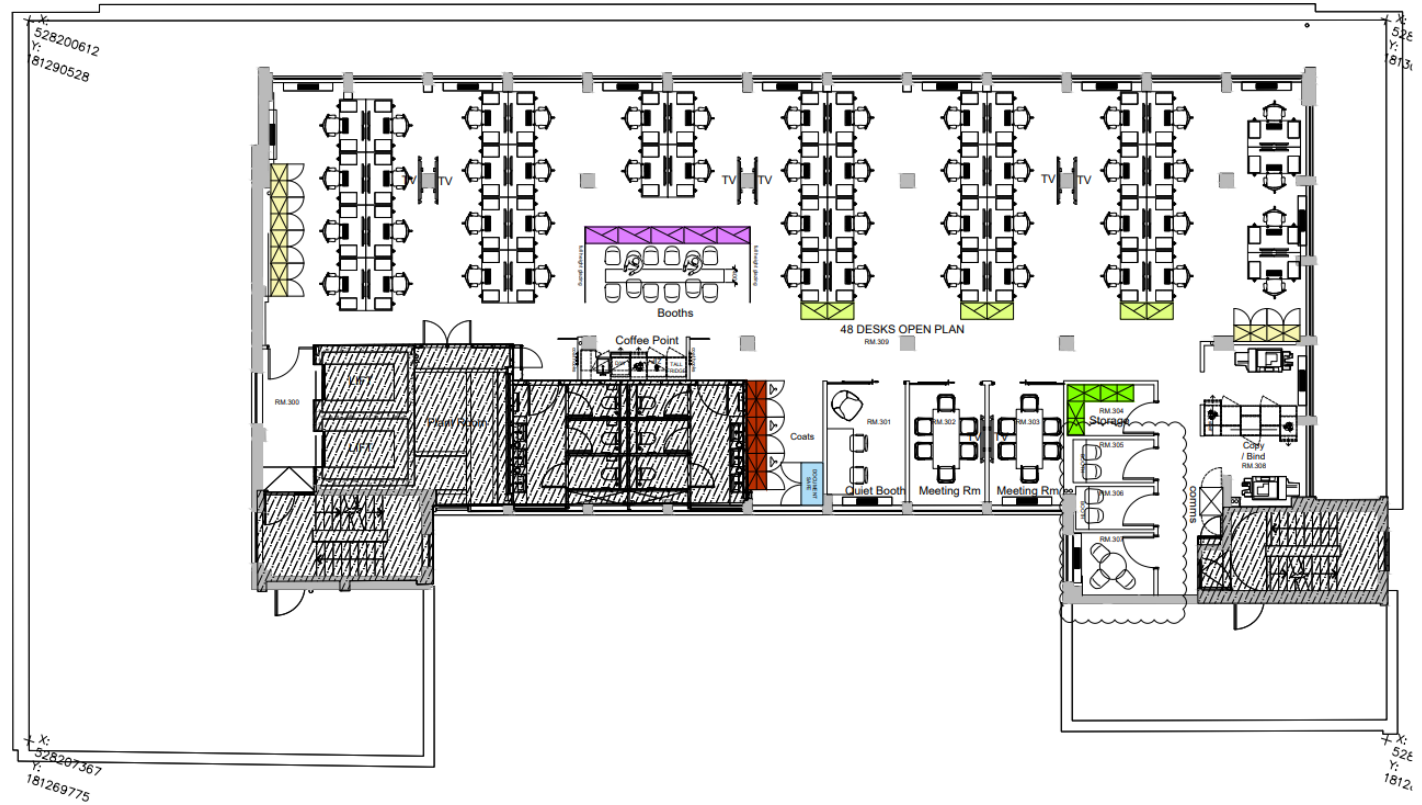
Floorplans

2nd Floor

- 58 desks
- 3 x large private offices
- 4 x small private offices
- 1 x 8 person meeting room
- 3 x 6 person meeting rooms
- 2 x 2 person meeting rooms
- Kitchen/Breakout



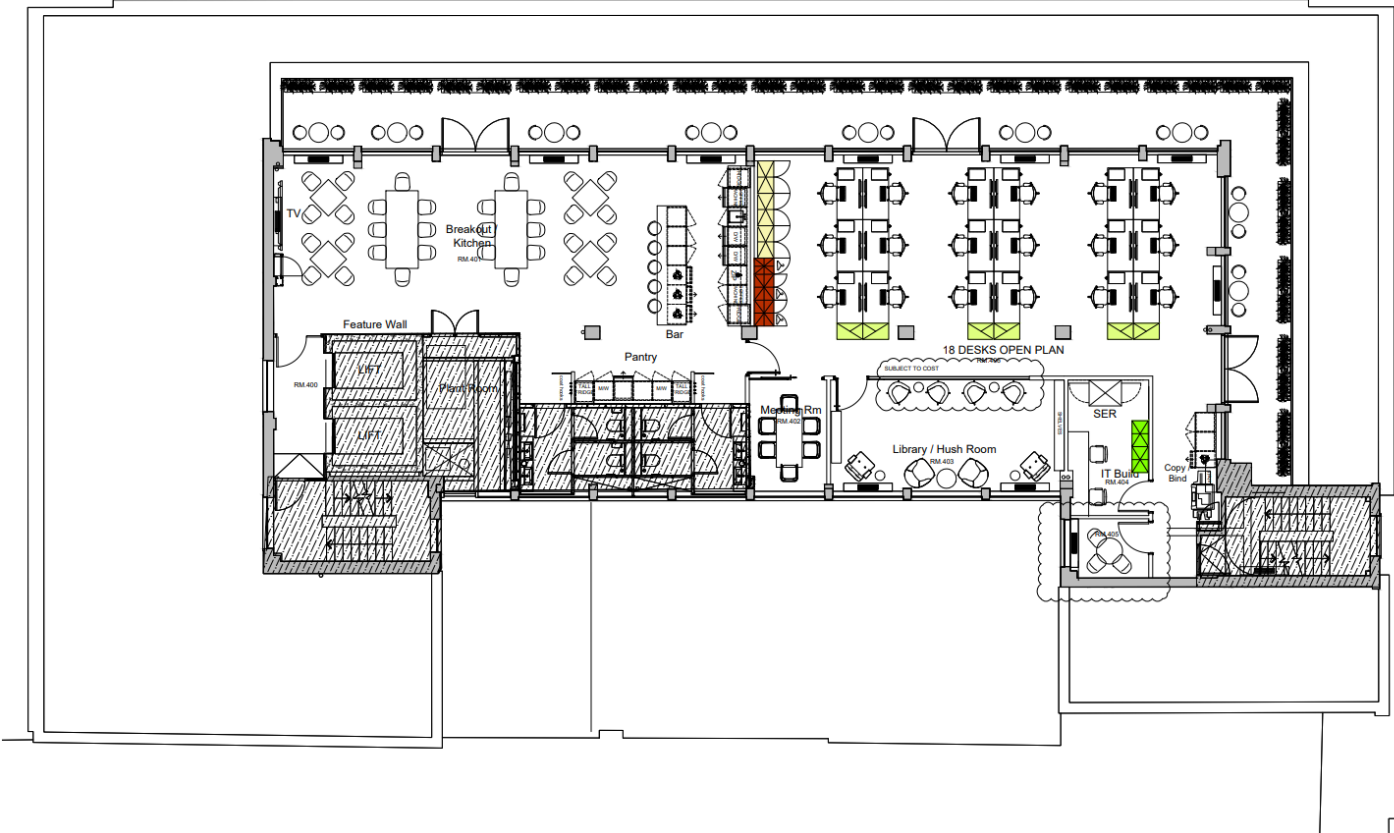
48 desks
12 flexible work stations
2 x 6 person meeting rooms
1 x private office
3 x private work stations/booths
Coffee Point



Floorplans

4th Floor

- 18 desks
- Large kitchen/bar
- 1 x 6 person meeting room
- Library/Hush Room
- 1 x 2 person meeting room
- Server room
- Private Terrace



Floorplans

5th Floor

1 x Board Room

2 x 6 person meeting rooms

1 x 4 person meeting rooms

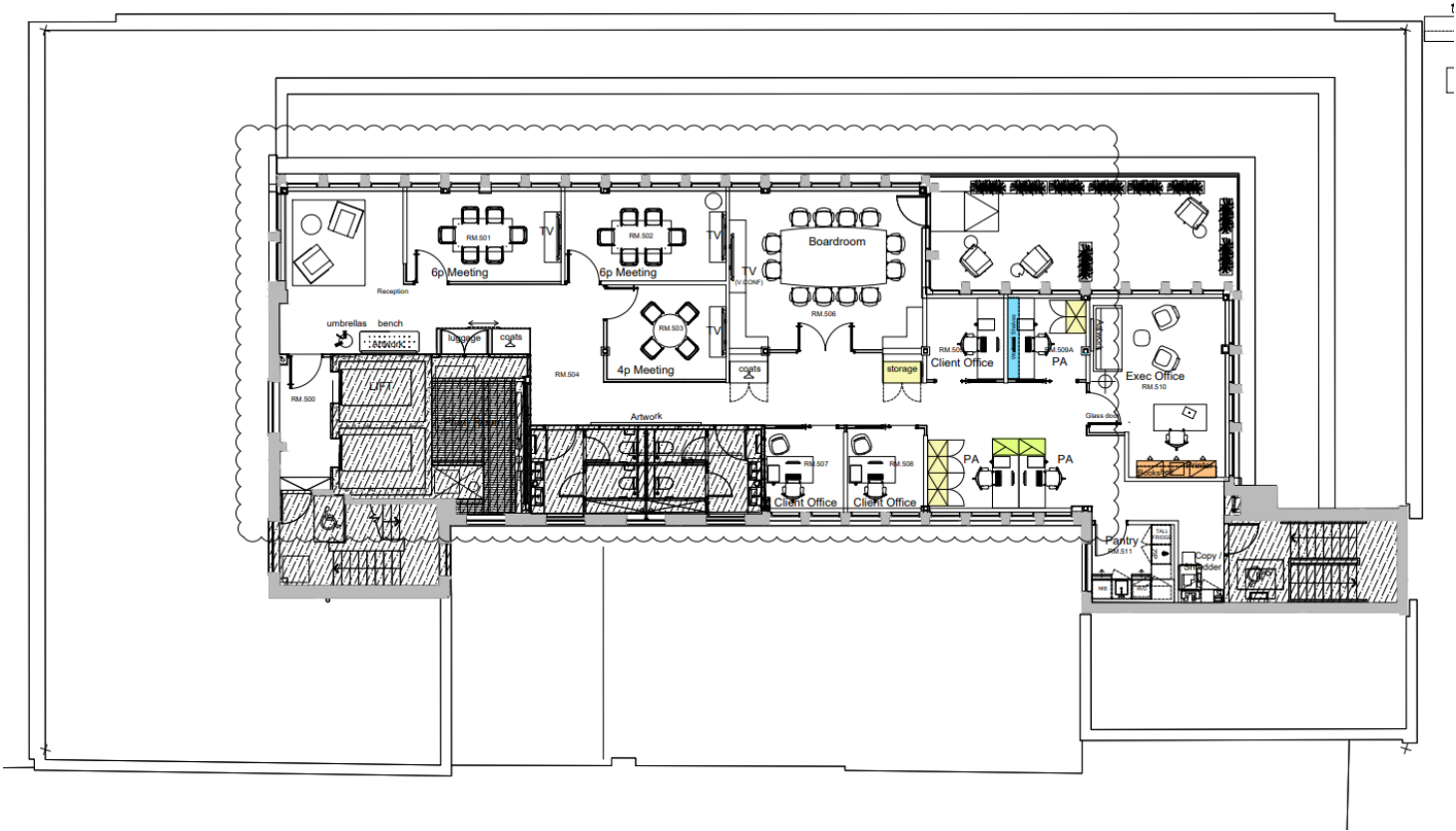
2 x private offices

1 x executive office

3 x desks/work stations

1 x pantry

Private Terrace



Disclaimer

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