

Sentinel House.

16 Harcourt Street, W1H 4AD

Flexible Office Space



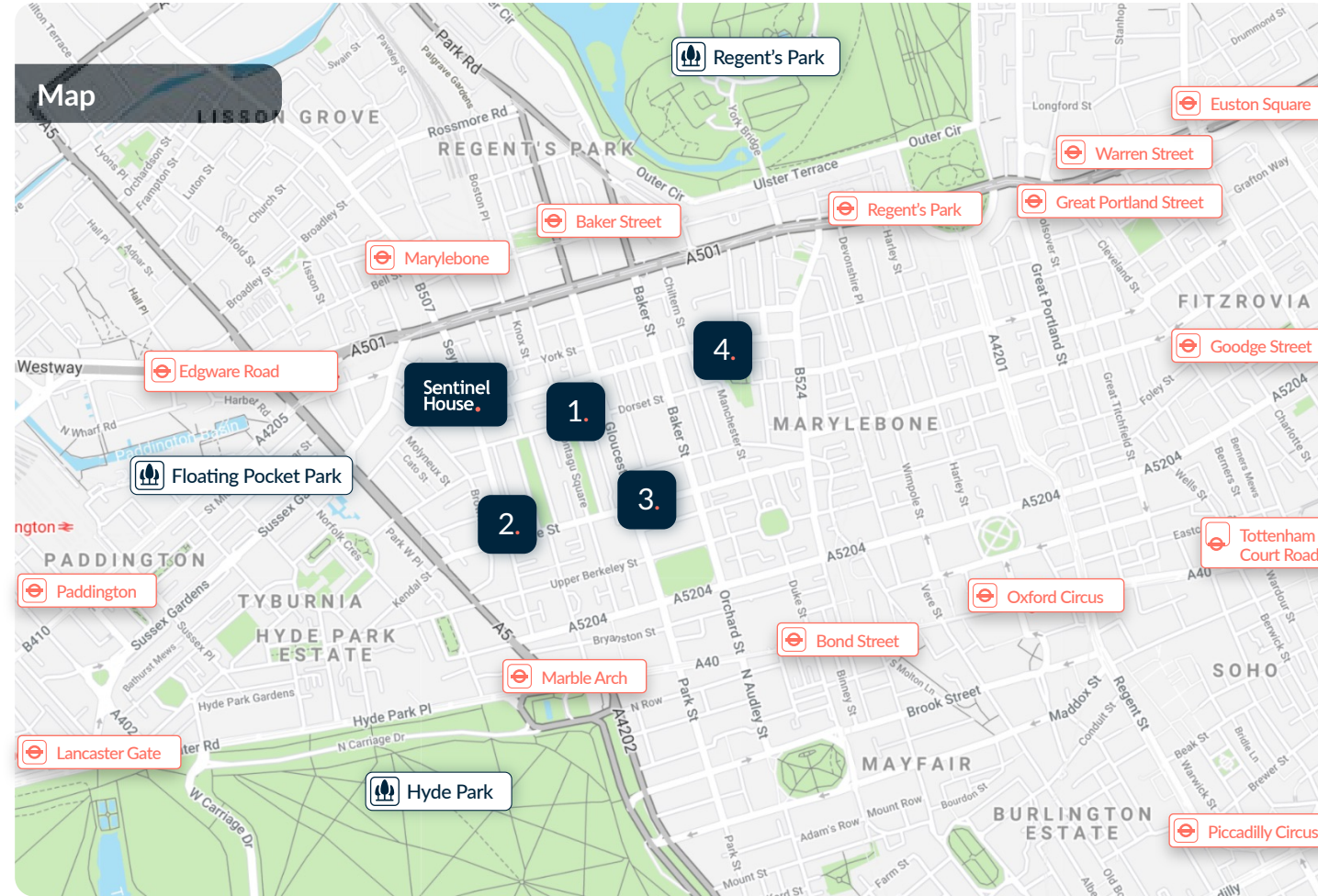
24,163 sq ft across 8 floors

Location

Prime location

Sentinel House is located within Marylebone. Connections and transport amenities are first class with a number of nearby underground lines and fast access to the M4 and M40 motorways.

The new Elizabeth Line at Paddington station adds to transport options and considerably shortens journey times across London and beyond.



Connectivity

Edgware Road	3 mins
Floating Pocket Park	7 mins
Baker Street	10 mins
Paddington	12 mins
Marble Arch	13 mins
Hyde Park	14 mins
Regents Park	15 mins
St. Pancras International	16 mins
Bond Street	22 mins



In the Area

Sentinel House is located within Marylebone which is the prime destination for luxury and fine dining within the West End.

1. Chiltern Firehouse	8 mins	4. The Orery	15 mins
2. Roti Chai	10 mins	Hyde Park & Regents Parks	15 mins
3. Trishna	7 mins	Little Venice	10 mins



Specification

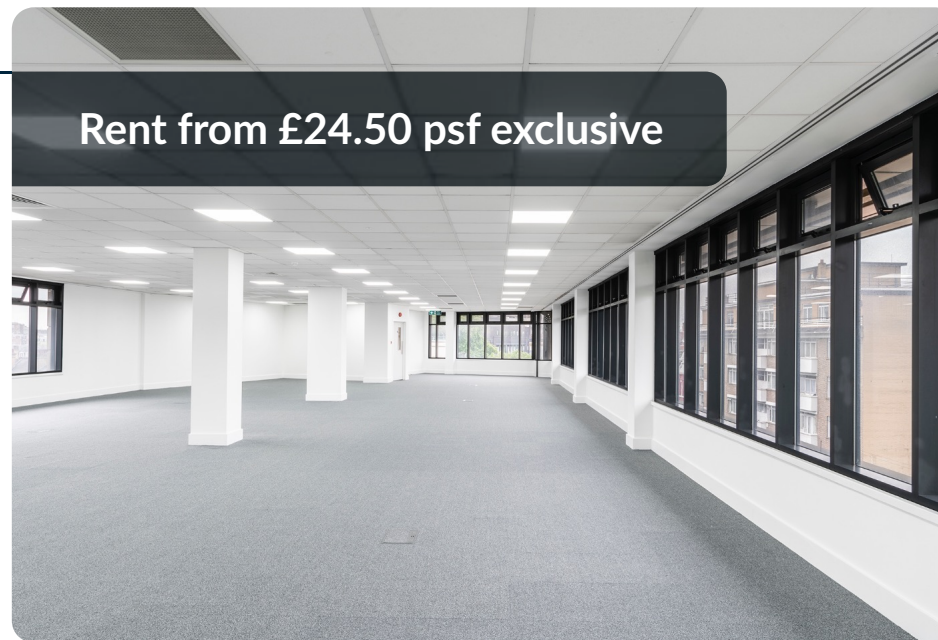
Available with us

Sentinel House is available on a conventional or managed basis.



Leased offices

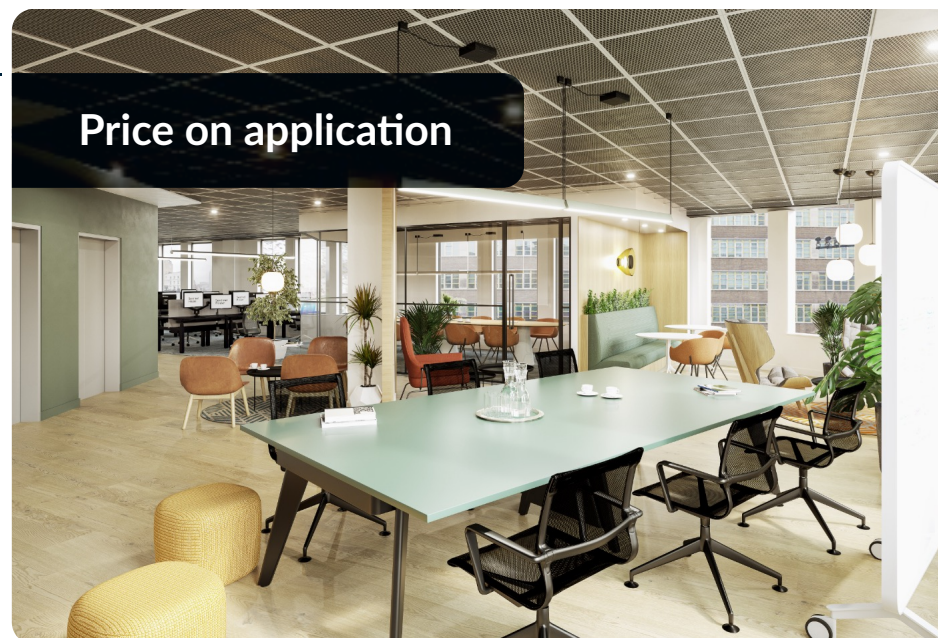
For companies of any size, with the flexibility to design and manage your own space. Alternatively we can help create a custom fit out for you from the design and layout to the furniture, finishes and management – all taken care of by us.



Managed Offices

All-inclusive monthly cost combining: Rent, Rates, Service Charge, Furniture, Fit-out, Utilities, Cleaning, Maintenance, Helpdesk, Technology, Dilapidations.

Fixed for your term with no hidden fees.



Amenities

Specification

Sentinel House has modern specifications, 10Gb/s fibre internet and great natural light.



Fibre Internet
10Gb/s + backup



Excellent Natural
Light



Entrance with
Concierge



Secure Bike
Parking



Showers



Parking



Two Passenger
Lifts



VAV
Air Conditioning



Full Access
Raised Floors

Design

Fit out concepts

Each floor is available with agile, traditional or cost optimised options.



Typical floor
indicative fit out option



Floorplans

8 floors, 24,163 sq ft

Whether you're a fast moving business looking for a short-term option or an established business wanting us to design and manage your office, we'll help you find your ideal space at Sentinel House.

1089 sq ft - 4,256 sq ft (Guide: 10 - 70 people)

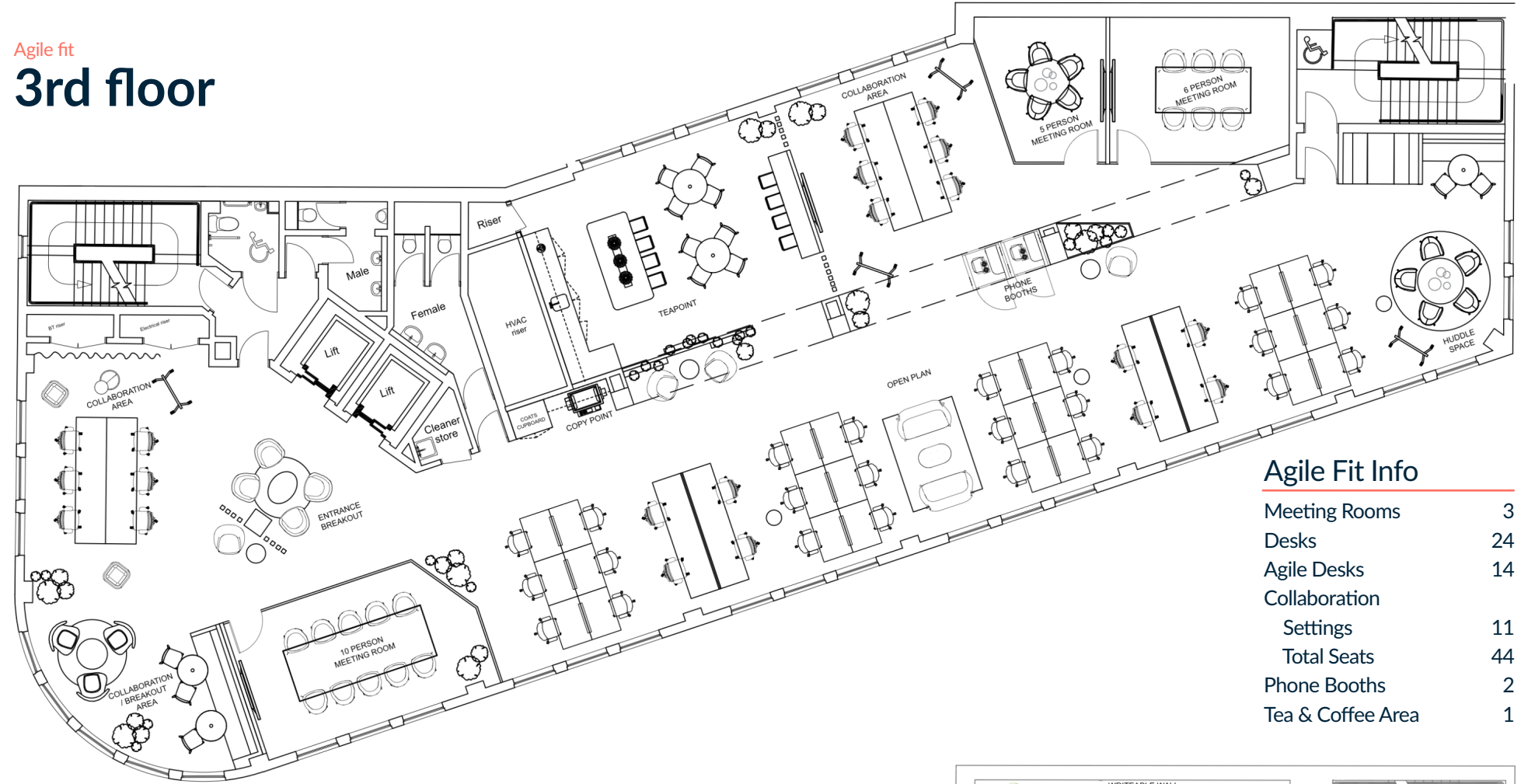
Accommodation

Floor	Sq ft
Sixth	1,089
Fifth	4,035
Fourth	4,043
Third	4,232
Second	4,256
First	4,232
Ground	Let
Lower Ground	2,276
Total Available	24,163

Floor areas subject to onsite measurement.

[Download Floorplans](#)

Agile fit 3rd floor



Agile Fit Info	
Meeting Rooms	3
Desks	24
Agile Desks	14
Collaboration	
Settings	11
Total Seats	44
Phone Booths	2
Tea & Coffee Area	1

Agile fit 2nd floor - Fully fitted



Agile Fit Info	
Meeting Rooms	2
Desks	24
Agile Desks	14
Collaboration	
Settings	11
Total Seats	44
Phone Booths	2
Tea & Coffee Area	1

Not to scale. Indicative only

Further Information

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