

30 HARCOURT STREET, MARYLEBONE W1

817 SQ FT

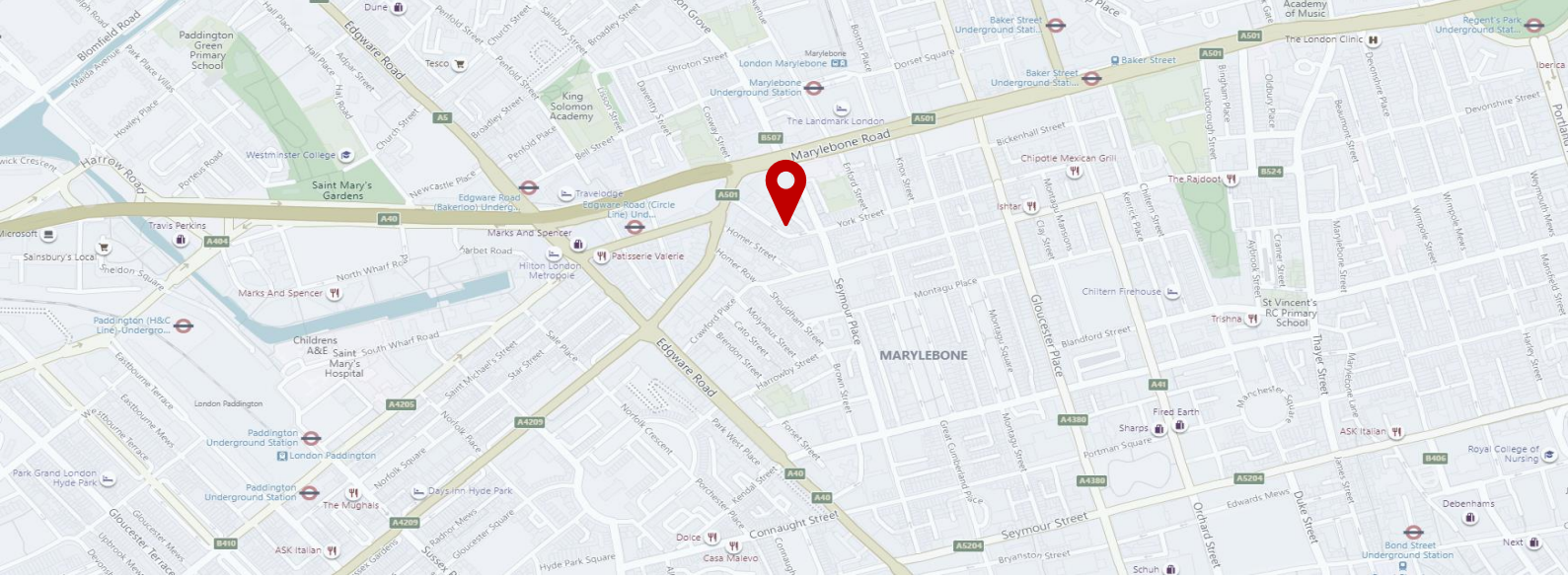
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



LOWER GROUND FLOOR OFFICE SPACE AVAILABLE, IN MARYLEBONE...

30 Harcourt Street, is an attractive period building in Marylebone. Which benefits from contemporary internal finishes and a commissionaire. The office provides a self-contained space, with meeting room in situ. The space has access to a shared kitchenette and WC's. Further meeting rooms may be made available by separate arrangement.

Period office building	Building commissionaire	Audio entry system	Good natural light	Comfort cooling	Fibre connectivity
Carpeted floors	Cat 5e cabling	Period features	Large, shared kitchenette	Shared, WC's	Shared shower facility



LOCATION

Good location in Northern Marylebone. Close to Edgware Road Station and Marylebone Road.

Abundance of local amenities within proximity to the building including: The Marylebone Kitchen, Dinings, Briciole and Boxcar to name a few.

TRANSPORT

Edgware Road (2 min walk) Circle & Hammersmith & City Lines

Marylebone Station (6 min walk) Bakerloo Line & National Rail

Paddington Station (12 min walk) Bakerloo, Circle, District & Hammersmith & City Lines & National Rail

FLOOR	SIZE (SQ FT)	RENT & SC	RATES (EST)	TOTAL COST
LG	817			
Total	817 sq ft	£76,000 PA	£14,000 PA	c.£90,000 PA

TENURE Leasehold
LEASE Available by way of a flexible lease direct from the landlord for a term by arrangement

EPC TBC
OTHER Available on completion of legal' s.

VIEWING

Strictly by appointment through landlord's joint sole agents:

Edward Charles & Partners
 020 7009 2300

Jonathan Roth
jroth@edwardcharles.co.uk

Ian Bradshaw
ibradshaw@edwardcharles.co.uk

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