

1<sup>st</sup> Floor  
15 Stratford Place  
Marylebone  
W1C 1BE

High Quality – Fully Fitted  
Office Space

2,781 Sq. Ft



15 Stratford Place / London

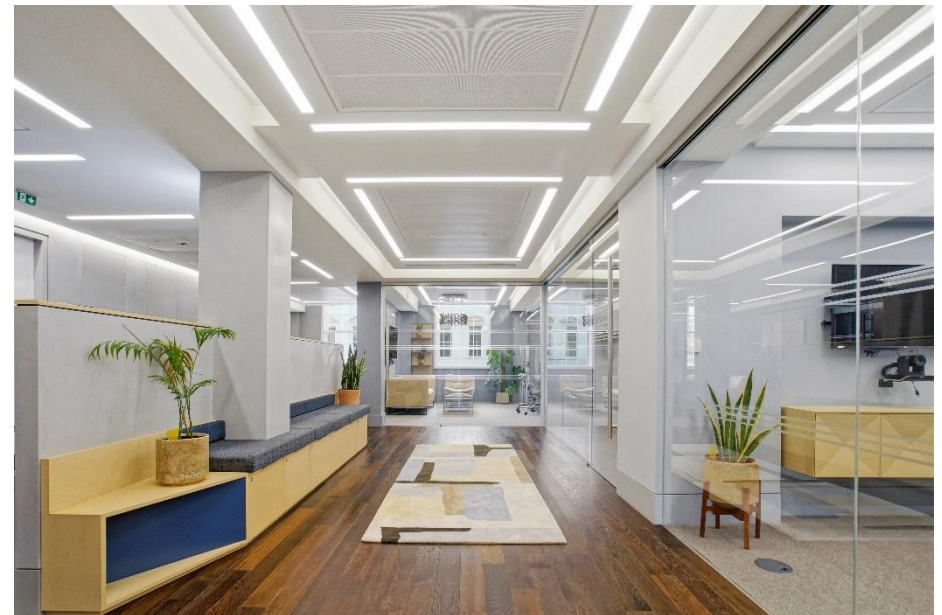
# 15 Stratford Place

Occupying a prominent position on the North side of Mayfair just off Oxford Street, 15 Stratford Place offers a rarely available fully fitted office suite in a prime business district.

Overlooking the lovely St Christopher's Place, the first floor offers a smart office; fully equipped with furniture and fittings this suite is ready to go.

## Summary

- Full first floor: 2,781 Sq. Ft
- High quality fit out
- Large private "CEO" style office & 2 private offices
- Well appointed kitchen
- Manned reception
- 11 desks
- Available by way of a sublease until April 2029






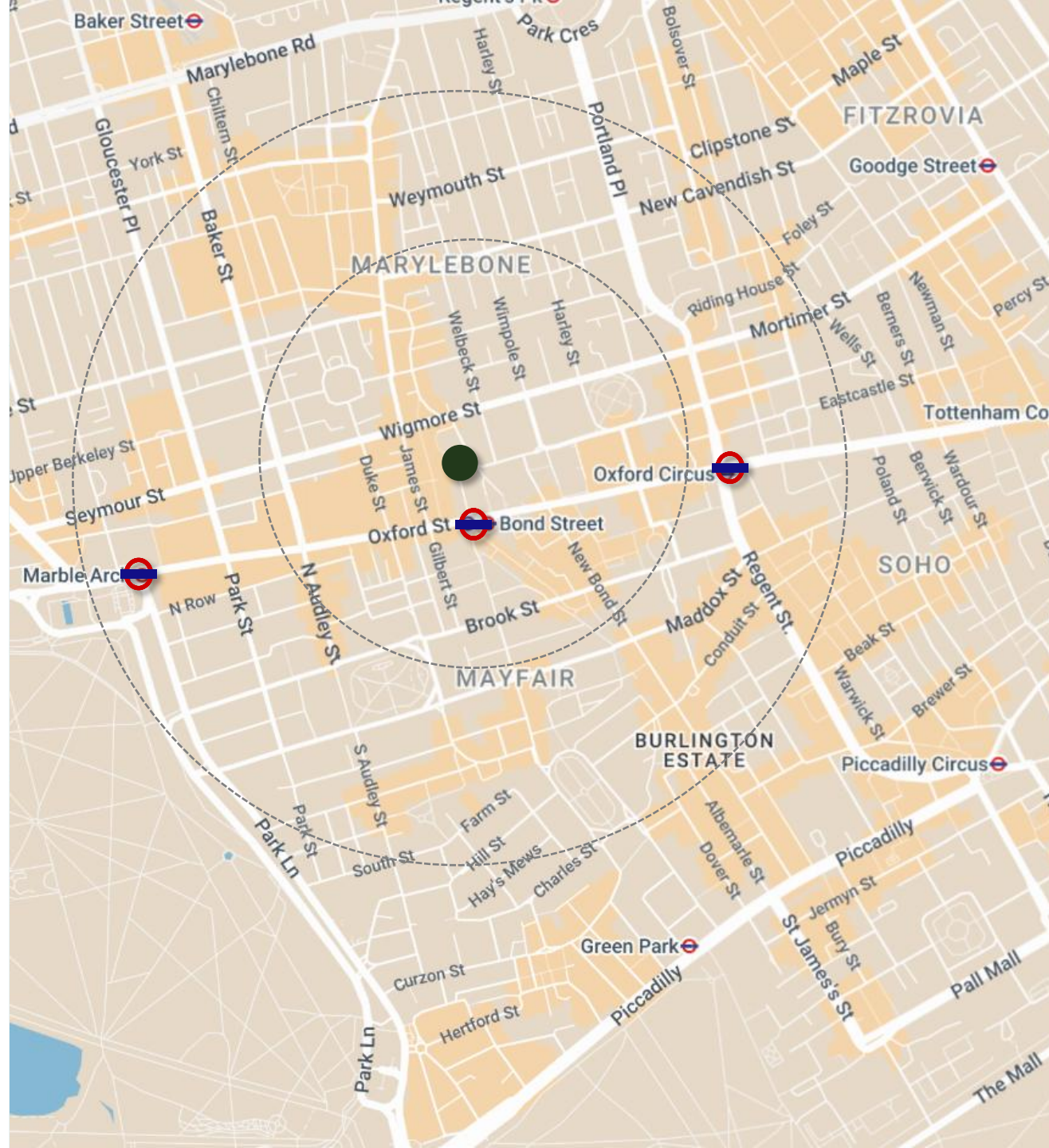
# Location

Nestled on a quiet street just off Oxford Street, this building boasts exceptional transport links just moments from Bond Street Underground Station (Elizabeth, Jubilee and Central Lines), a short walk away from Marble Arch (Central Line) and Oxford Circus (Victoria, Bakerloo and Central Lines).

This prime location is at the heart of London's finest retail and dining. It sits between the world-renowned luxury of Bond Street and the eclectic charm of St. Christopher's Place

## Key Connections

Tube Station	Walking	Lines
Bond Street	1 minutes	
Marble Arch	7 minutes	
Oxford Circus	6 minutes	



# Specification

## High Quality Fit Out

- Fully fitted with desks and meeting rooms
- Meeting rooms including large board room
- 3 large private offices
- Fitted kitchen
- Dedicated reception and WCs



## Lease Details

The first floor is available by way of sublease from our client until April 2029.

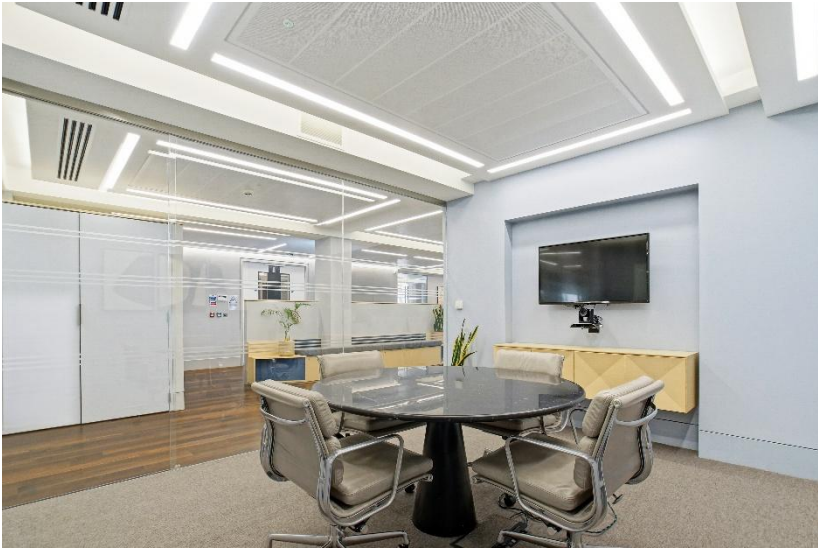
## Building Specification

- Air conditioning
- Modern LED lighting
- Dedicated WCs for the 1<sup>st</sup> floor
- 1 passenger lift
- Building shower
- Day time manned building reception
- Raised access floor

## Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)	Total Costs (per sq. ft)
1st	2,781	£110.00	£25.80	£53.84	£189.64
<b>Total</b>	<b>2,781</b>	<b>£305,910 PA</b>	<b>£71,750 PA</b>	<b>£149,729 PA</b>	<b>£527,389 PA</b>

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# Floorplans

## 1<sup>st</sup> Floor

11 desks

1 x 10 Person board room

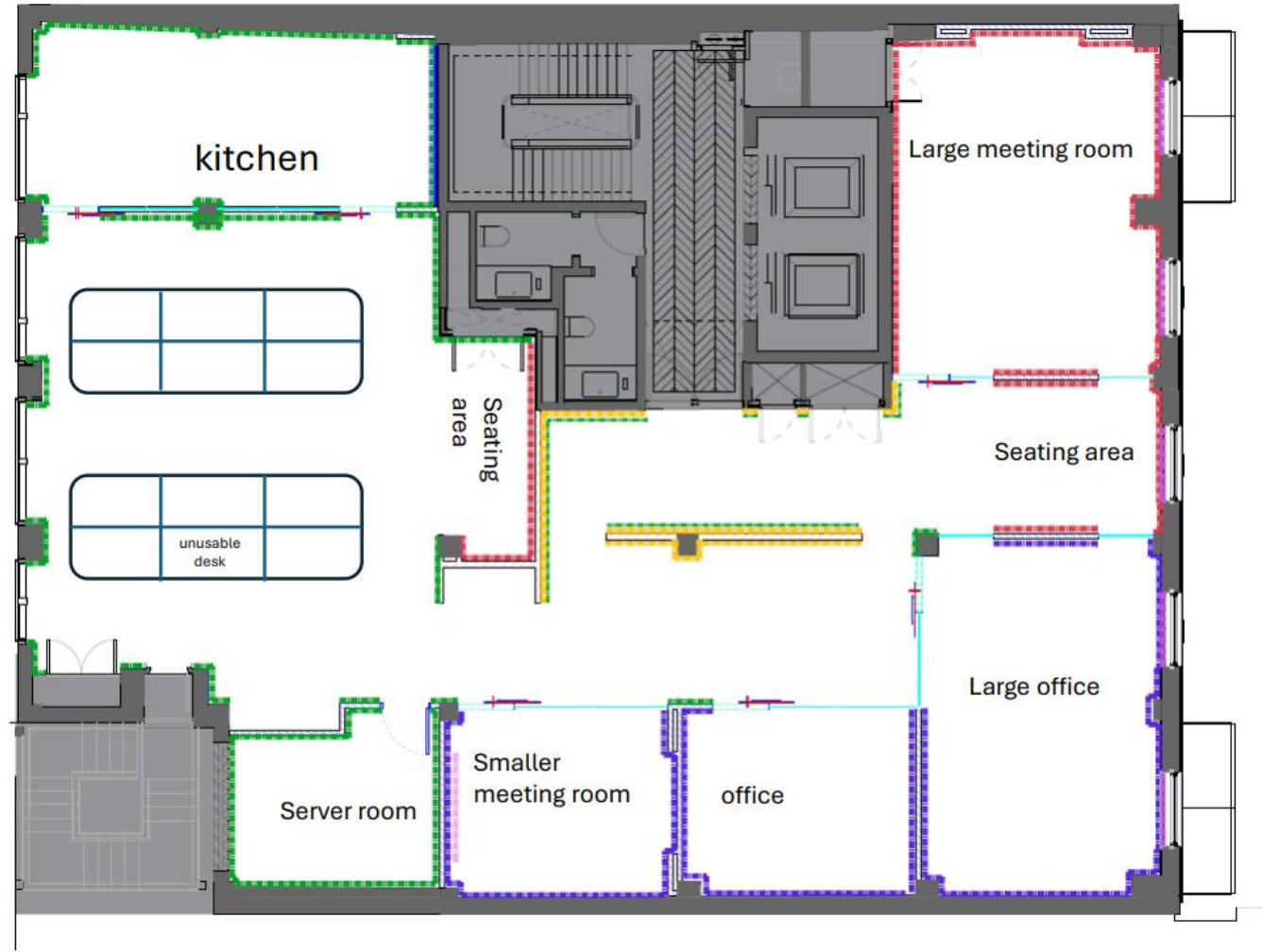
2 x 9 Person meeting rooms

1 x 6 Person meeting room

2x Large Private offices

2x soft seating areas

Kitchen/Breakout



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### Alex Mackay

*Associate*

Alex.Mackay@jll.com

+44 7756222669

### Thomas Cairns

*Graduate Surveyor*

Thomas.Cairns@jll.com

+44 7254811172