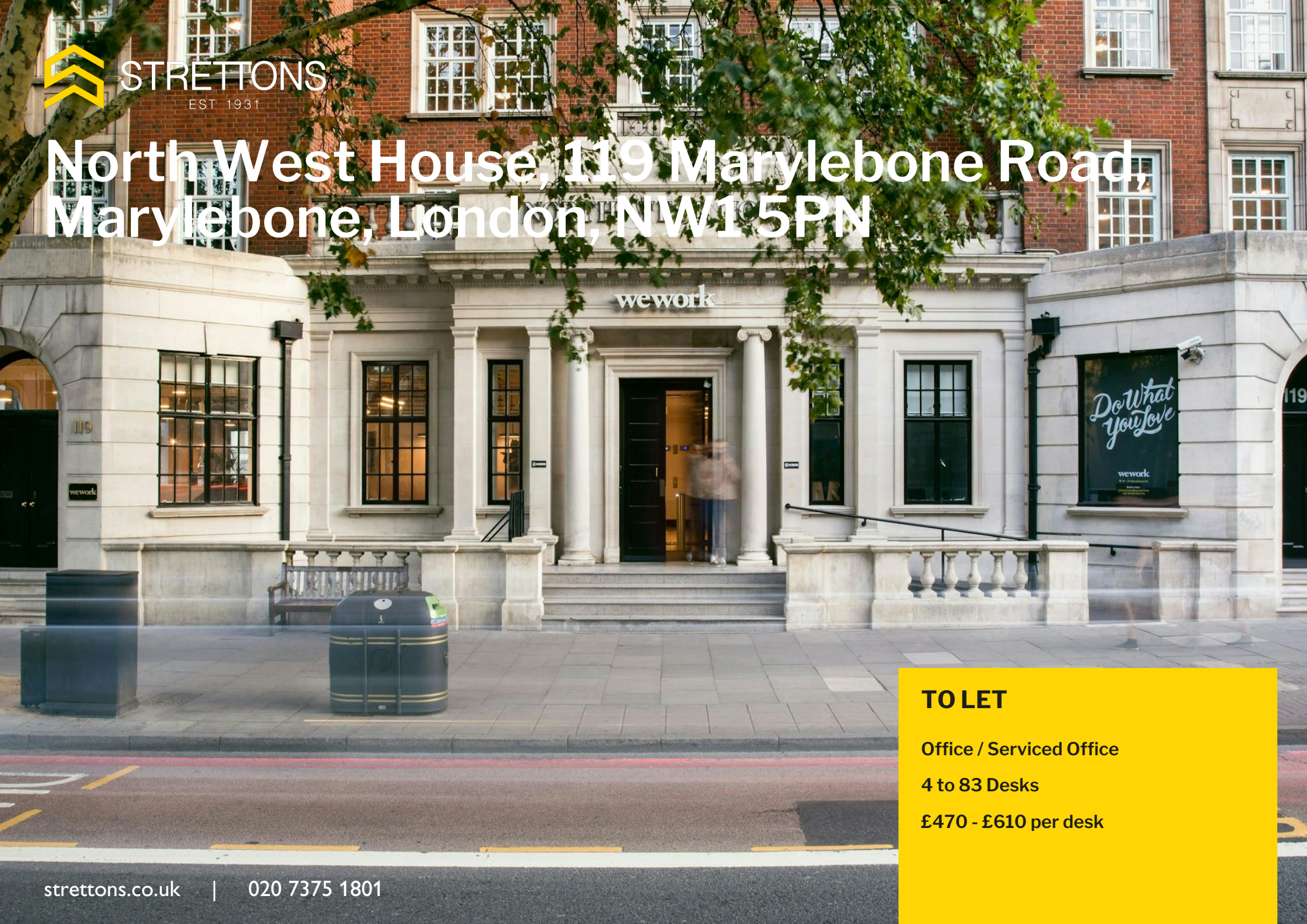




STRETTONS

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# North West House, 119 Marylebone Road, Marylebone, London, NW1 5PN



## TO LET

Office / Serviced Office

4 to 83 Desks

£470 - £610 per desk

**Flexible Marylebone workspace with barista, meeting rooms & all-inclusive terms near Regent's Park and key transport links.**



- Prime Marylebone location with excellent connectivity
- Nine floors of flexible workspace solutions
- Private offices, coworking and meeting rooms available
- Fully serviced, all-inclusive workspace
- On-site barista and community team
- Breakout areas and games/recreation space
- Showers and secure bike storage

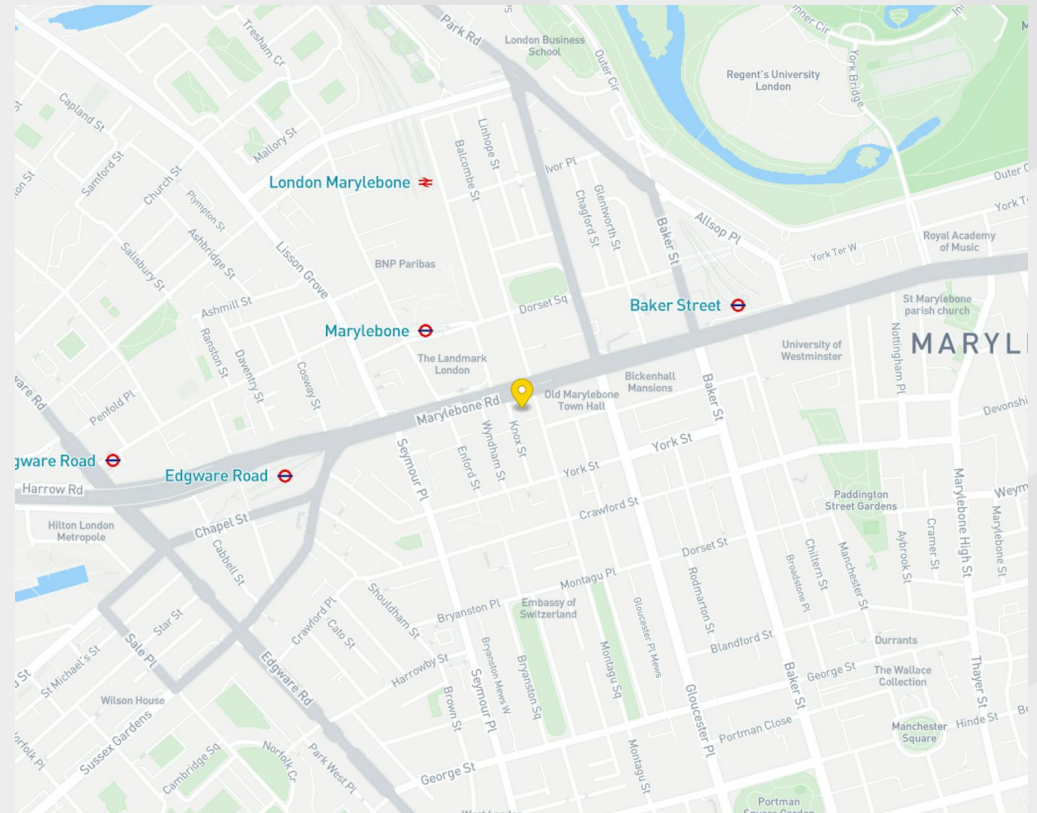


## Description

North West House offers flexible, fully serviced workspace across nine floors in a well-connected Marylebone location. Designed to support businesses of all sizes, the building provides a range of solutions including private offices, coworking space and meeting rooms, all available on flexible, all-inclusive terms. Occupiers benefit from a wide range of amenities including breakout areas, meeting rooms and shared facilities, alongside an on-site barista and community-led events. The space is designed for convenience and scalability, allowing businesses to move in and operate from day one.

## Location

Located on Marylebone Road, the building is within easy reach of Baker Street, Marylebone and Regent's Park stations, providing access to the Bakerloo, Circle, Metropolitan, Hammersmith & City and Jubilee lines, as well as National Rail services. The surrounding area offers a strong mix of cafés, restaurants and amenities, with Marylebone High Street and Regent's Park both nearby.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Suite - 83 Person Office	3,129	290.69	£42,350 /month	n/a	n/a	Available
Suite - 8 Person Office	196	18.21	£4,500 /month	n/a	n/a	Available
Suite - 7 Person Office	171	15.89	£3,550 /month	n/a	n/a	Available
Suite - 42 Person Office	942	87.51	£19,950 /month	n/a	n/a	Available
Suite - 24 Person Office	572	53.14	£12,550 /month	n/a	n/a	Available
Suite - 11 Person Office	299	27.78	£6,200 /month	n/a	n/a	Available
Suite - 14 Person Office	334	31.03	£7,850 /month	n/a	n/a	Available
Suite - 18 Person Office	470	43.66	£10,400 /month	n/a	n/a	Available

Availability above often shows just the smallest and largest options available at the time of writing. Various other sizes may be available, please get in touch to find out more. Availability is subject to change. Prices quoted are a guide price pcm, exclude VAT and are subject to contract.

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Fitted

### Contacts

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### did you know?

Our in-house team specialises in sourcing similar opportunities. If this option isn't quite right, or you'd like to explore further availability within the building or wider area, please get in touch using the details provided.



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