

## 74 GLOUCESTER PLACE

MARYLEBONE, LONDON WIU 6HH

TO LET

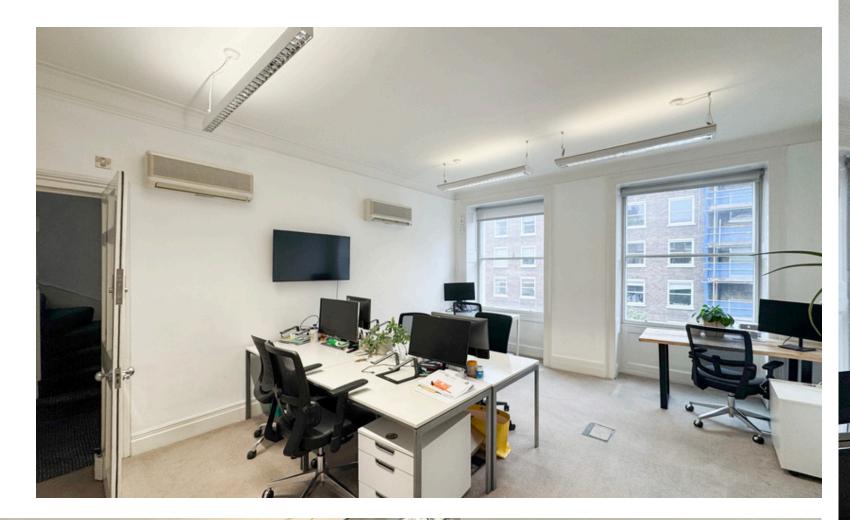
FULLY FURNISHED OFFICE SPACE IN THE HEART OF MARYLEBONE

ALL INCLUSIVE RENT

632 SQ. FT.

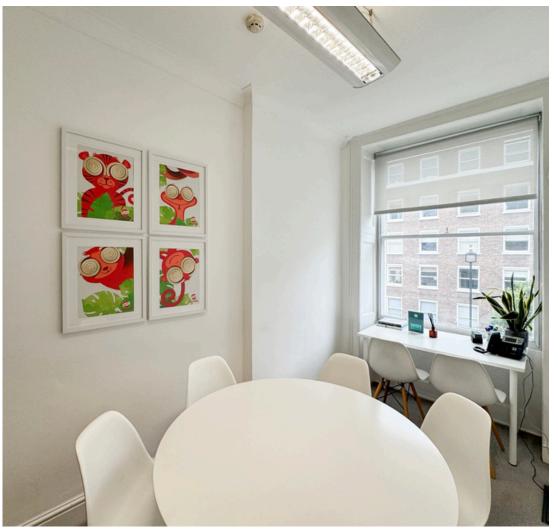
**SECOND FLOOR** 











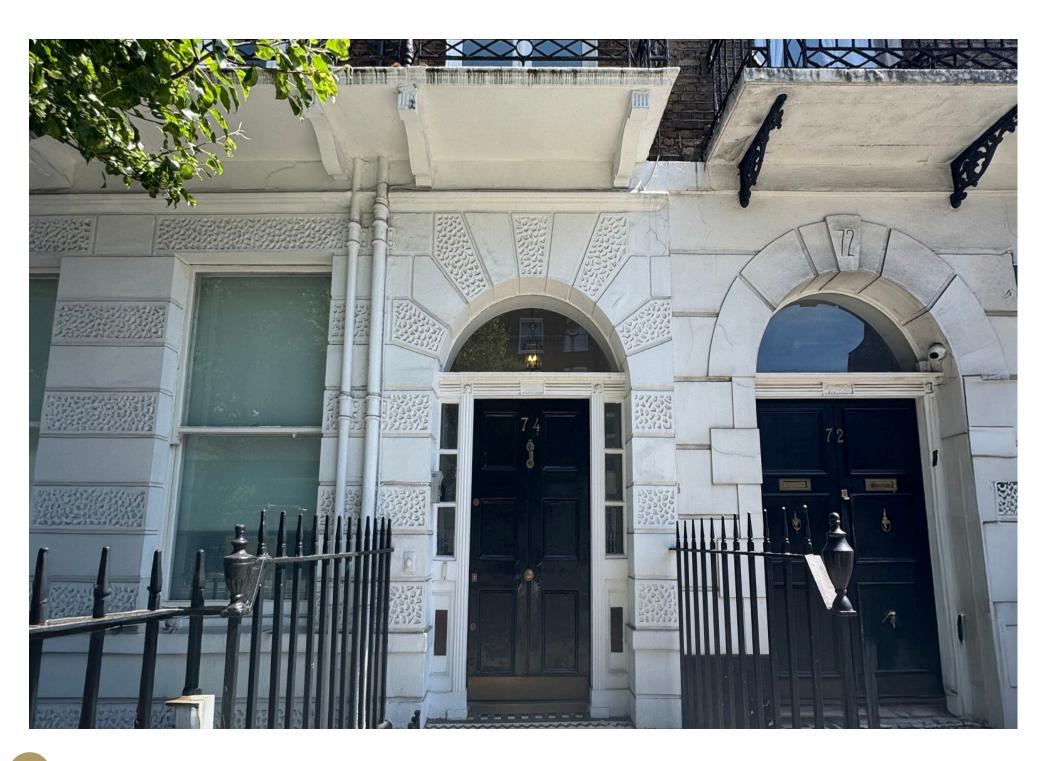


## LOCATION

74 Gloucester Place is located in the heart of Marylebone, in the centre of London's West End.

Marylebone is bound by Regent's Park to the north, Fitzrovia to the east, Mayfair to the south, and Paddington to the west. It is an area characterised by a unique blend of independent boutiques, renowned restaurants, and fashionable hotels.

The property is situated on the eastern side of Gloucester Place, between Dorset Street to the north and Blandford Street to the south.













## DESCRIPTION

Situated on the 2nd floor of this period Marylebone building, the space come fully furnished, split into 3 rooms and ready for occupation.

The space flooded with natural light and benefits from tea point and communal WCs.

### FINANCIALS

Unit	SECOND FLOOR
Size (sq. ft.)	632
Quoting Rent (p.a.) excl.	£33,180
Estimated Rates Payable (p.a.)	£13,847
Service Charge, Insurance, Cleaning (£10 psf)	£6,320
Utilities (£7.50psf)	£4,740
ESTIMATED OCCUPANCY COST (P. A.)	£53,347

### AMENITIES

- Kitchenette
- Fully Furnished
- 3 separate rooms
- Carpeted flooring
- Great natural light
- Communal WCs
- Strip lighting
- Period features
- Fibre connection (not tested)
- Comfort Cooling (not tested)



Sublease to be granted on a 3-month rolling basis. Alternative arrangements may be available subject to negotiation.

#### POSSESSION

Upon completion of legal formalities.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.

#### EPC

55 C - <u>link</u>

#### FLOOR PLANS

Available on request.

VAT TBC.

# FOR FURTHER INFORMATION CONTACT:

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