



George Street
Marylebone W1

HIGH SPECIFICATION, FULLY FITTED
& FURNISHED OFFICES TO LET

4TH & 5TH FLOORS
7,851 SQ FT - 15,766 SQ FT



136 GEORGE STREET
OFFERS HIGH
QUALITY FULLY FITTED
ACCOMMODATION
WITH ACCESS
TO EXCEPTIONAL
COMMUNAL AMENITY
INCLUDING A MEETING
ROOM SUITE AND
ROOF TOP TERRACE.

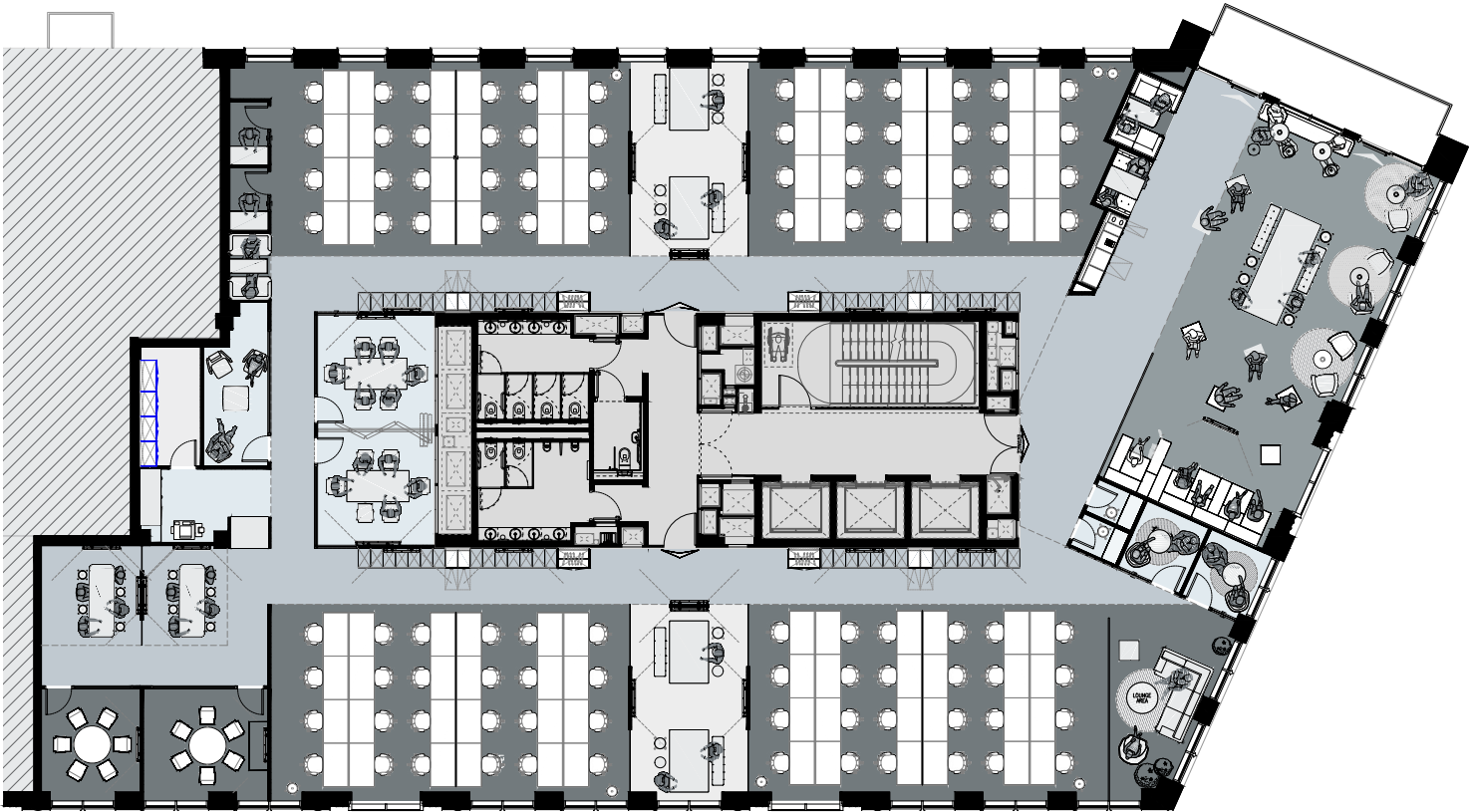


OCCUPIERS OF THE BUILDING ARE WELCOMED TO THE OFFICE VIA A RECENTLY REFURBISHED RECEPTION, COMPLETE WITH COMMISSIONAIRE. THE 4TH AND 5TH FLOORS ARE FULLY FITTED AND FURNISHED AND ALSO INCORPORATE BUILT IN TECHNOLOGY, THE ULTIMATE CONVENIENCE FOR ANY NEW TENANT.



FLOOR	SQ FT	SQ M
5TH FLOOR	7,851	729.4
4TH FLOOR	7,915	735.3
TOTAL	15,766	1,464.7

- Each floor provides:
- 96 x workstations
 - 4 x 6-person meeting rooms
 - Several informal working areas
 - 4 x quiet booths
 - Large breakout area and kitchen
 - Private terrace



FULLY FITTED AND FURNISHED

RECENTLY REFURBISHED RECEPTION

2.75M FLOOR TO CEILING HEIGHT

COMMUNAL MEETING ROOMS

LARGE COMMUNAL BREAKOUT AREA AND ROOF TOP TERRACE

8 SHOWERS

24HR SECURITY & BUILDING MANAGEMENT

3 X 13-PERSON PASSENGER LIFTS

FAN COIL AIR CONDITIONING

BICYCLE STORAGE

4 DRYING CUPBOARDS AND CHANGING FACILITIES

72 LOCKERS

EPC A RATING

BREEAM 'EXCELLENT' RATING

WELL 'GOLD' STANDARD

WIREScore CERTIFIED 'GOLD'



FANTASTIC LOCATION AT THE THE HEART OF MARYLEBONE

136 George Street, offers great accessibility to London's transportation network.

With close proximity to two mainline train stations, Paddington and Marylebone, as well as six London Underground stations that provide access to six major tube lines, getting around the city is made simple and convenient.

- MARBLE ARCH
5 mins Walk
- EDGWARE ROAD
5 mins Walk
- MARYLEBONE
10 mins Walk
- PADDINGTON
12 mins Walk
- BAKER STREET
12 mins Walk
- BOND STREET
14 mins Walk



- 1 ABASTO
- 2 Bernardi's
- 3 Boxcar
- 4 Seymour's Parlour
- 5 The Carpenters Arms
- 6 Casa Malevo
- 7 Roba Bar & Restaurant
- 8 The Churchill Bar and Terrace
- 9 Daisy Green
- 10 The Frontline Club Restaurant
- 11 Gail's
- 12 The Grazing Goat
- 13 Pickled Hen
- 14 Kurobuta
- 15 The Larrik
- 16 Monocle Café



George Street
Marylebone W1

TERM

Available by way of flexible sublease terms.

EPC

EPC 'A' Rating.

VIEWING

By appointment through the sole agents, RX London LLP.

RX LONDON

HANNAH BUXTON

hannah.buxton@rx.london
+44 (0) 797 674 7569

CATHERINE LLOYD

catherine.lloyd@rx.london
+44 (0) 779 544 5833