

Office To Let
£115 per sq ft
2,180 to 4,760 sq ft

55 Blandford Street,
London, W1U 7HW

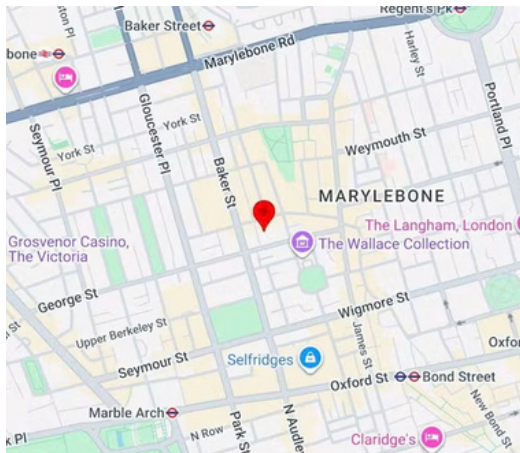
4,760 sqft of fully fitted and
refurbished office space over
two floors in Marylebone.
Available individually or together.

- Manned Reception
- 2 x Lifts
- Fully Fitted
- Outdoor Terrace
- Car Parking
- Heart of Marylebone
- Excellent Transport Links
- Opposite Chiltern Street and close to Marylebone High Street

020 7183 8458
www.victorharris.co.uk

020 7486 0900
www.ionic.uk





Description

The accommodation comprises 2,580 sq ft (28 desks) on the 3rd floor and 2,180 sq ft (20 desks) on the 4th floor, with a high-quality fitted layout including open-plan workspace, executive offices and meeting rooms.

Key Features

- Fully refurbished and fitted office floors
- Executive offices and meeting rooms
- Private outdoor terrace
- Two passenger lifts
- Car parking
- Excellent natural light
- Prime Marylebone location
- Close to Baker Street and Bond Street stations

Location

55 Blandford Street is directly opposite Chiltern Street and close to Marylebone High Street. Nearby dining includes Chiltern Firehouse (reopening 2027), Trishna, Cup of Joy and Jikoni, with Oxford Street and Selfridges also within easy reach.

Excellent transport connections are provided by Baker Street and Bond Street stations, with access to the Jubilee, Bakerloo, Central, Metropolitan, Hammersmith & City and Elizabeth lines

Accommodation

Name	sq ft	sq m	Monthly Rent	Availability
3rd	2,580	239.69		
4th	2,180	202.53	£24,725	Available
Total	4,760	442.22	£20,900	Available

Viewings

Viewings by appointment through the sole agents, Victor Harris and Lonic.

Summary

- Rent: £115 per sq ft
- Business rates: £32.80 per sq ft
- Service charge: £22 per sq ft
- VAT: Applicable
- EPC: B
- Lease: New Lease

Contact & Viewings

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