

40 GEORGE STREET

MARYLEBONE W1

2nd Floor - 1,840 SQ FT

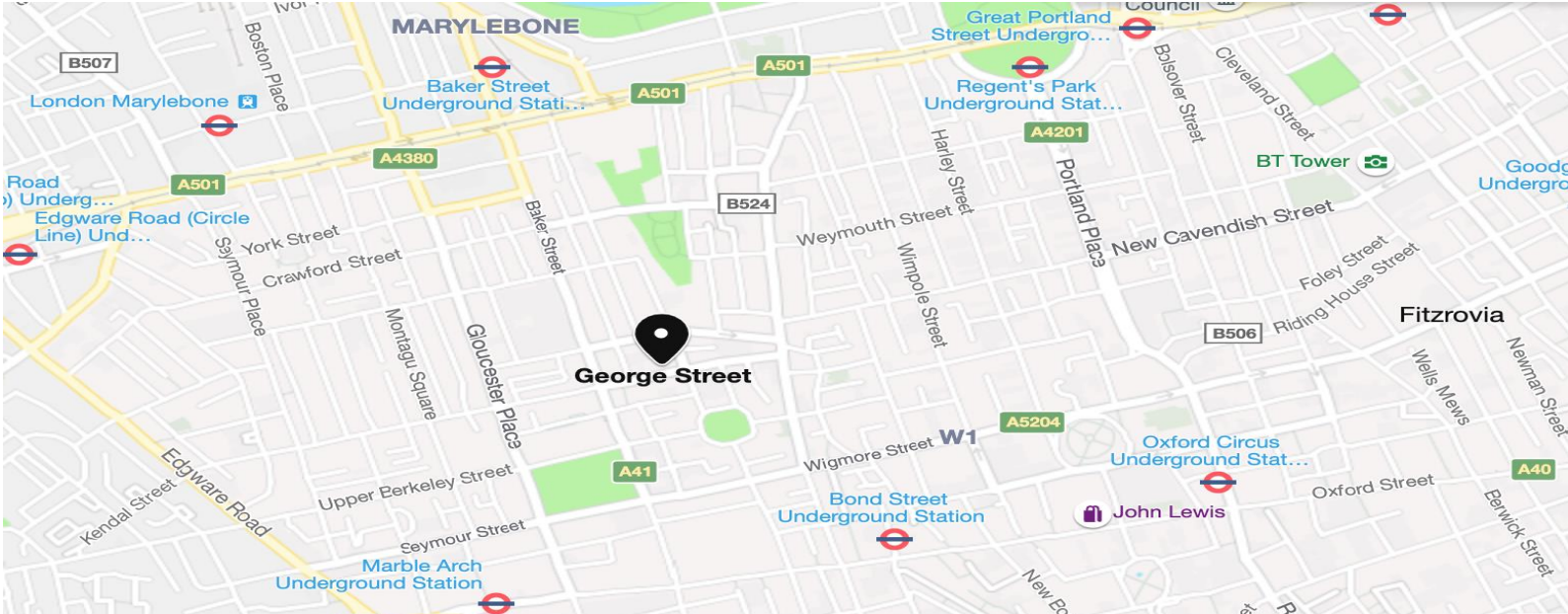
EDWARD CHARLES
& PARTNERS W1
CHARTERED SURVEYORS



Available – High Quality Office Space (TO LET)

Located in the heart of Marylebone, 40 George Street is an ideal space for tenants looking at an easy solution to their office requirements. The space is available on flexible lease terms and on an all-inclusive basis and includes partitioning, fibre connectivity, air-conditioning, a passenger lift and parking.

Fully Fitted (on demand)	Fibre Connectivity	Flexible Lease Terms	All-inclusive Rent (on demand)	Passenger Lift
Air- Conditioning	Ground Floor Reception	Cycling Racks and Showers	Parking by Arrangement	Fully Accessed Raised Floors



LOCATION

Fantastic location in the heart of Marylebone, just off Marylebone High Street.

TRANSPORT

Bond Street (3 min walk)	Central / Jubilee
Baker Street (5 min walk)	Jubilee / Bakerloo / Circle / H'smith & City / Metropolitan
Oxford Circus (7 min walk)	Bakerloo / Central / Victoria

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
2 nd	1,840	£82.50	c. £26	c. £15	Available

TENURE Leasehold **EPC** TBC

LEASE New lease available direct from the Landlord for a term by arrangement

VIEWING

Strictly by appointment through sole letting agents:

Edward Charles & Partners
020 7009 2300

Andrew Okin
07887 714 491
aokin@edwardcharles.co.uk

Jonathan Roth
07951 262 279
jroth@edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS