

## 1-17 ULSTER TERRACE, NW1

Impressive Self-Contained  
Office Accommodation  
Totalling 8,543 sq ft



### LOCATION

The property is located in North Marylebone with fantastic views across Regents Park. Baker Street Station is located only a short walk away, while both Regents Park station and Great Portland Street station are just shy of 500m away. Local amenities include Regents Park which is on its immediate doorstep and the surrounding area benefits from a broad range of restaurants and shops.

### DESCRIPTION

The available office space is arranged over three floors - ground, mezzanine and lower ground. The offices benefits from great natural light and fantastic views of the park and the potential for an external terrace.

### AMENITIES

- Re-conditioned self-contained space
- Period building
- Excellent ceiling heights on ground floor
- Great views across the park
- 2 secure car parking spaces

### TRANSPORT LINKS

|                   |   |            |
|-------------------|---|------------|
| Regent's Park     |  | 4 minutes  |
| Great Portland St |  | 5 minutes  |
| Baker Street      |  | 10 minutes |

### ACCOMMODATION

| Floor        | Area               |
|--------------|--------------------|
| Ground       | 5,770 sq ft        |
| Mezzanine    | 413 sq ft          |
| Lower Ground | 2,360 sq ft        |
| <b>Total</b> | <b>8,543 sq ft</b> |

### TERMS

A new FRI lease is available from the landlord for a term by arrangement.

**Rent:** Mid £60's psf. Not VAT elected

**Rates:** c. £20.00 psf

**S/C:** N/A

EPC Available on request

### CONTACT

**Angus Marlow-Thomas: 020 7866 8612**

[Angus.Marlow-Thomas@montagu-evans.co.uk](mailto:Angus.Marlow-Thomas@montagu-evans.co.uk)

**Katie Stewart: 020 7866 8692**

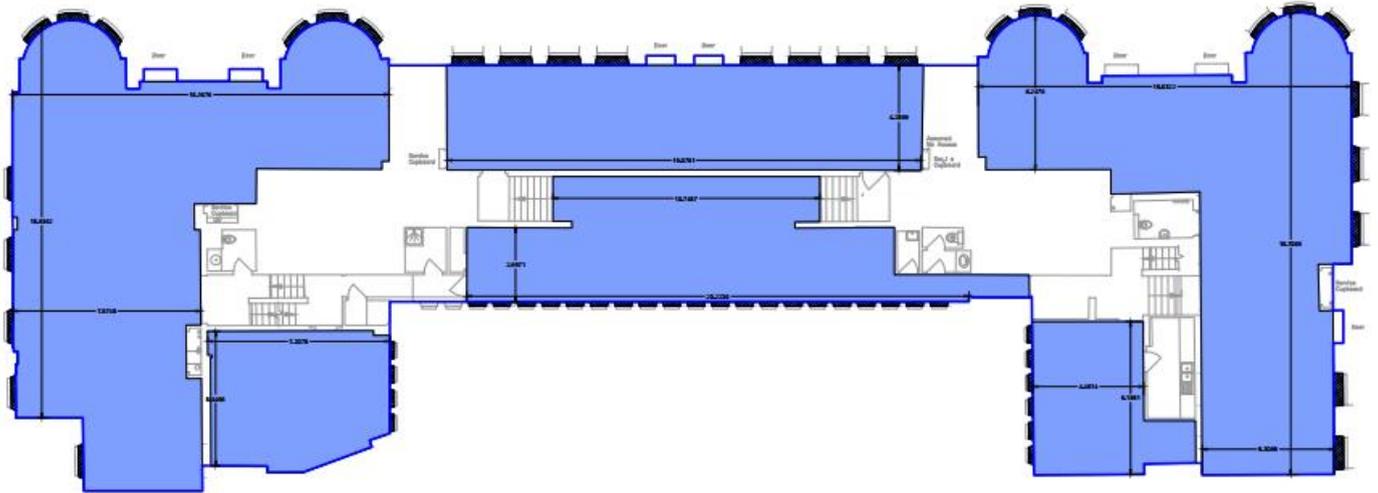
[Katie.stewart@montagu-evans.co.uk](mailto:Katie.stewart@montagu-evans.co.uk)

**William Irving: 07818 538 218**

[william.irving@montagu-evans.co.uk](mailto:william.irving@montagu-evans.co.uk)

For further information or to arrange a viewing.

## Ground Floor



## Lower Ground

