



Capital House, 25 Chapel St, Marylebone, London, NW1 5DH

Part 2nd floor - 1,450 sq ft

Plug and play on flexible terms

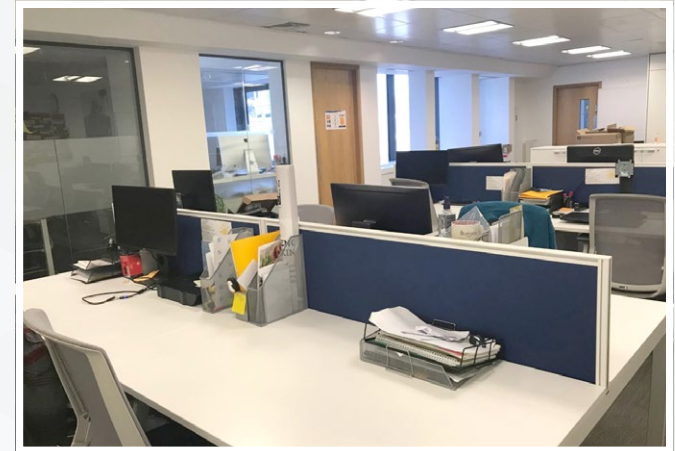
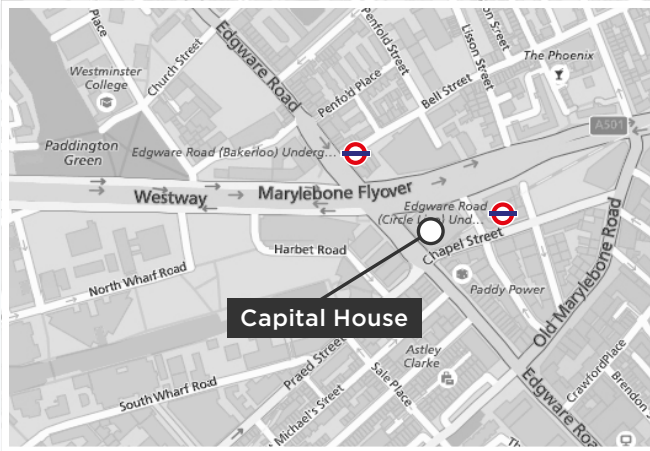
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Description

The floor is currently configured as an open plan area with one large meeting room, one private office, tea point and a photocopy area.

- Fitted out and fully cabled
- Fully furnished
- Building commissionaire
- Lift access
- Impressive views and excellent natural light
- Under floor trunking
- Air conditioning
- 24 hour access
- Shared WCs
- On-floor reception





Location

Capital House is located on Chapel Street, at the junction with Harrow Road and Edgware Road. It is well located for Paddington mainline station which will include Crossrail services starting from 2022. Furthermore, Edgware Road underground and Marylebone Railway Station are both within short walking distance.

Term

Flexible sublease from 12 months onwards up to a maximum of May 2025 outside the 1954 Act on terms to be agreed.

Options and Costs

	Size (sq ft)	Quoting rent	Estimated Business Rates	Estimated Service Charge (excl. Utilities and Insurance)	Total
2nd Floor	1,450	£52,925	£31,240	£18,600	£102,765 pax or £8,564 pcm (£70.87 psf)

Viewing by appointment

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