

209 OLD MARYLEBONE ROAD
LONDON, NW1

Ground floor (1,776 sq ft)

First floor (1,754 sq ft)

Second floor (1,776 sq ft)

Class E space to let

Third floor (400 sq ft)

Residential one bed flat



DESCRIPTION

The accommodation is available either as a whole or as individual floors and all commercial floors are largely open plan. The ground, 1st and 2nd floors benefit from the new Class E planning designation. As evidenced by the photo gallery, the ground floor is unrefurbished and the 1st and 2nd floors have been refurbished.

The third floor is a residential one bed flat of circa 400 sq ft with a substantial roof terrace.

The floor areas are as follows:

Ground Floor 1,776 sq ft

First Floor 1,754 sq ft

Second Floor 1,776 sq ft

Additional storage rooms on 1st and 2nd floors of approximately 250 sq ft in total

Third floor one bed flat of approximately 400 sq ft with substantial roof terrace

Total 5,956 sq ft

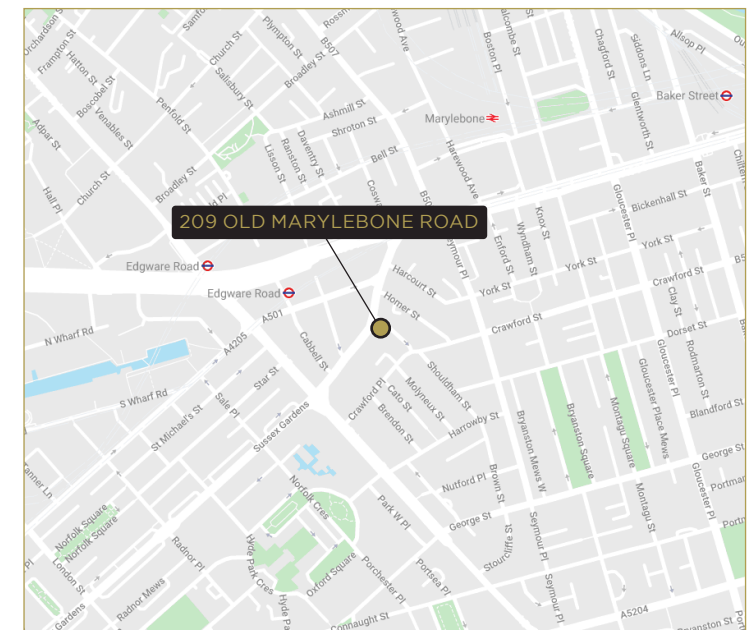
BUILDING AMENITIES

- Good natural light throughout the building
- Lift access
- Gas central heating
- Kitchen facilities
- WCs and disabled WC provision
- Shower
- Car parking space(s) available on separate licence(s)

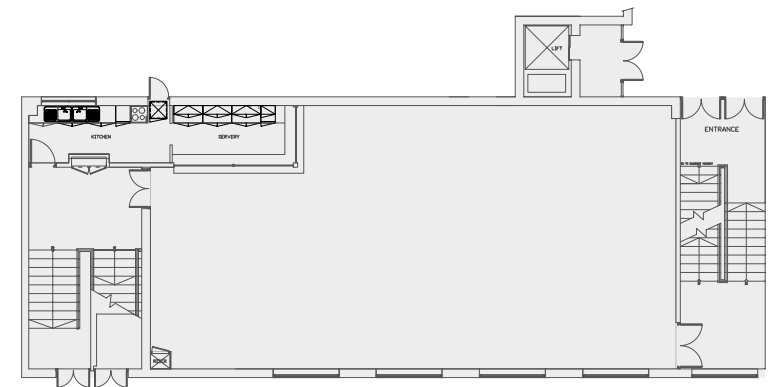
LOCATION

The property is located in the hugely popular district of Marylebone between Crawford Street and Chapel Street. The location offers immediate access to the capital's finest hotels, restaurants and shopping facilities.

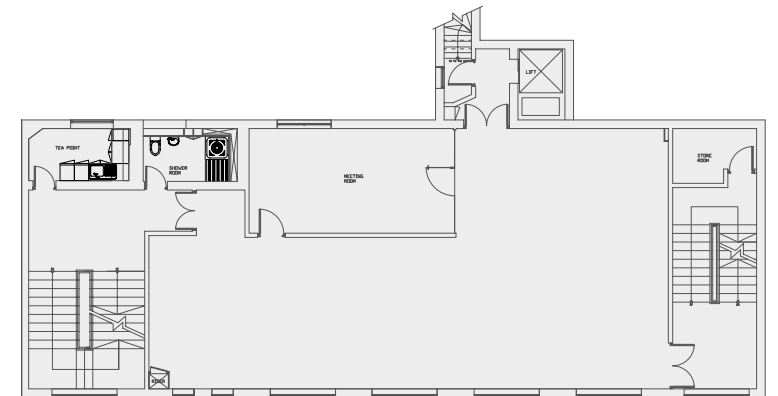
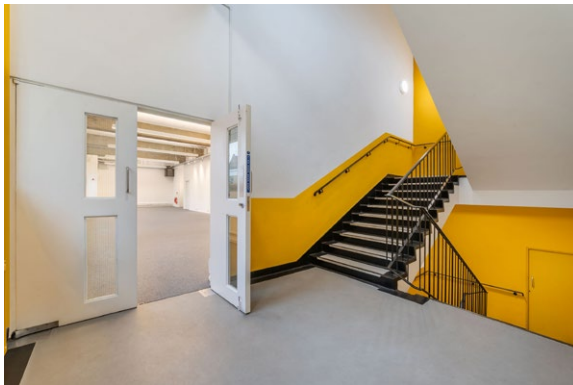
Transport links are excellent with Baker Street (Bakerloo Metropolitan, Circle, Hammersmith City), Marylebone Bakerloo Edgware Road (Circle, Hammersmith City) underground stations all within easy walking distance of the building.



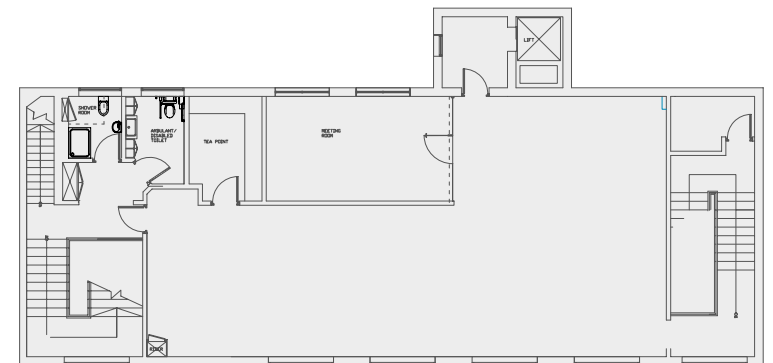
GROUND FLOOR



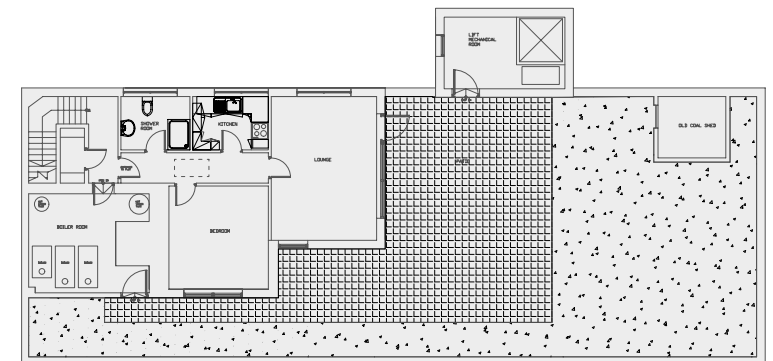
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR WITH SUBSTANTIAL ROOF TERRACE





TERMS

New flexible lease(s) outside the 1954 Act available from the freeholder.

EPC

E 110

CONTACT

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FLOOR AREAS AND COSTS

FLOOR	SIZE (sq ft)	QUOTING RENT (psf)	2021/22 ESTIMATED RATES (psf)	SERVICE CHARGE (EXCLUDES UTILITIES) (psf)	TOTAL (psf)	TOTAL PER ANNUM (pax)
Ground	1,776	£22.50	Est £16.00	£7.50	£46.00	£81,696
1st	1,754	£22.50	Est £16.00	£7.50	£46.00	£80,684
2nd	1,776	£22.50	Est £16.00	£7.50	£46.00	£81,696
3rd	400	£595.00 p/w	TBC	Included		£31,000