

**LONIC**

020 7486 0900  
LONDON & NEW YORK

**FLEXIBLE OFFICE SUITES AVAILABLE IN THE HEART  
OF MARYLEBONE**

**TO LET  
520 SQ. FT. – 1,044 SQ. FT.**

**OR**

**THE ENTIRE SELF CONTAINED BUILDING  
TO LET  
3,043 SQ. FT.**

**36  
QUEEN ANNE  
STREET,  
W1G 8HF**



**Viewings strictly  
through  
joint agents:**

**LONIC**  
**Ross Freedman**  
[rmf@lonic.uk](mailto:rmf@lonic.uk)  
07900 225051

**WILTSHIRE DANIELS**  
**Daniel Isaacs**  
[dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)  
07970 518528

**VIRTUAL TOUR LINK TO GO HERE**

**Flexible Office Suites  
Available In The Heart  
Of Marylebone  
To Let  
Or The Entire Self-  
Contained Building  
To Let**

| Floor                 | Sq. Ft. / Sq. M.   |
|-----------------------|--------------------|
| 4 <sup>th</sup> Floor | 494 / 46           |
| 3 <sup>rd</sup> Floor | 520 / 48           |
| 2 <sup>nd</sup> Floor | 524 / 49           |
| 1 <sup>st</sup> Floor | 564 / 52           |
| Ground Floor          | 355 / 33           |
| Lower Ground          | 586 / 54           |
| <b>Total</b>          | <b>3,043 / 283</b> |

**Rent Upon Application**



**36 QUEEN ANNE STREET,  
W1G 8HF**

### Amenities:

- Fully Fitted 'Turnkey' Building
- Attractive Period Building
- Excellent Natural Light Throughout
- Manned Reception
- Meeting Rooms
- Comfort Cooling
- Fully Furnished
- Shower
- Fibre – Upload Speed 100MB
- Flexible Terms

## LG, Ground & 1st Floor Plans    2nd, 3rd & 4th Floor Plans



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**IONIC**  
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[rmf@ionic.uk](mailto:rmf@ionic.uk)  
07900 225051

**WILTSHIRE DANIELS**  
Daniel Isaacs

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### LOCATION:

The property occupies a prominent position on the north side of Queen Anne Street in the centre of Marylebone. It is within a short walking distance of Oxford Circus and Bond Street Underground stations. It is also very close to Marylebone High Street, Oxford Street and Bond Street with their world-famous shopping and restaurant facilities. .

### ACCOMODATION:

An attractive period headquarters building, principally comprising of two bright rooms per floor, approached through a manned ground floor entrance.

### LEASE:

- A. Sublet of second, third and/or fourth floors fitted inclusive for a maximum term until 25 December 2021.
  - B. Sublet the entire building for a maximum term until 25 December 2021.
  - C. New lease for the entire building.
- \* Note all three options above will be excluded from the provisions of the 1954 Landlord & Tenant Act.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

