



# 2 Cavendish Square Marylebone London, W1

Second Floor, B1 Office  
3,725 sq ft / 346.1 sq m

**THE**  
**HOWARD**  
de **WALDEN**  
**ESTATE**



This building is located on the South East corner of one of London's prestigious squares and benefits from excellent views over Cavendish Square. The Second Floor office is currently undergoing a refurbishment to provide a bright open floor place. The reception area and common parts will be refreshed.

#### AMENITIES

- Commissionaire
- Shared WCs
- 2 x 10 person passenger lift
- Terrace
- New cycle storage
- LG7 lighting
- Excellent natural light
- Air Conditioning
- New shower & changing facilities
- New raised floor
- Video & audio entry system

#### ENQUIRIES

Richard North  
Sarah Walsh  
Emma Fayers  
Shivani Kalia

T +44 (0)20 7290 0970  
offices@hdwe.co.uk  
hdwe.co.uk

AWAITING  
EPC

**RENT**  
£TBC

**SERVICE CHARGE**  
£47,431.10 (approx.)

**RATES 2019/20**  
£123,644.00

**LEGAL COSTS**  
Each party is responsible for their own legal costs throughout.



Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 10111-81917

Howard de Walden Management Limited for itself and as agents for Howard de Walden Estates limited give notice that the particulars as set out are intended as general outline only for the guidance of intending purchasers/lessees and neither Howard de Walden Management Limited nor Howard de Walden Estates limited on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. These particulars do not form, or form any part of, any offer or contract. Neither Howard de Walden Management Limited nor any of its employees have any authority, either orally or in writing, to make or give any representation or warranties in relation to the property. Unless otherwise stated all prices and rents quoted are exclusive.