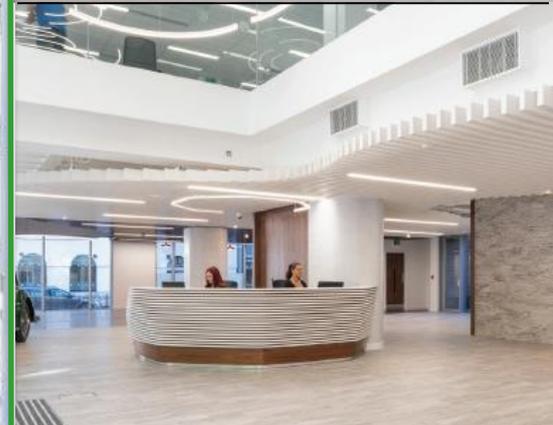


**151 Marylebone Road, NW1**



**NEWLY AVAILABLE GRADE A OFFICES TO LET  
UP TO 33,400 SQ FT**

**GERALDEVE**



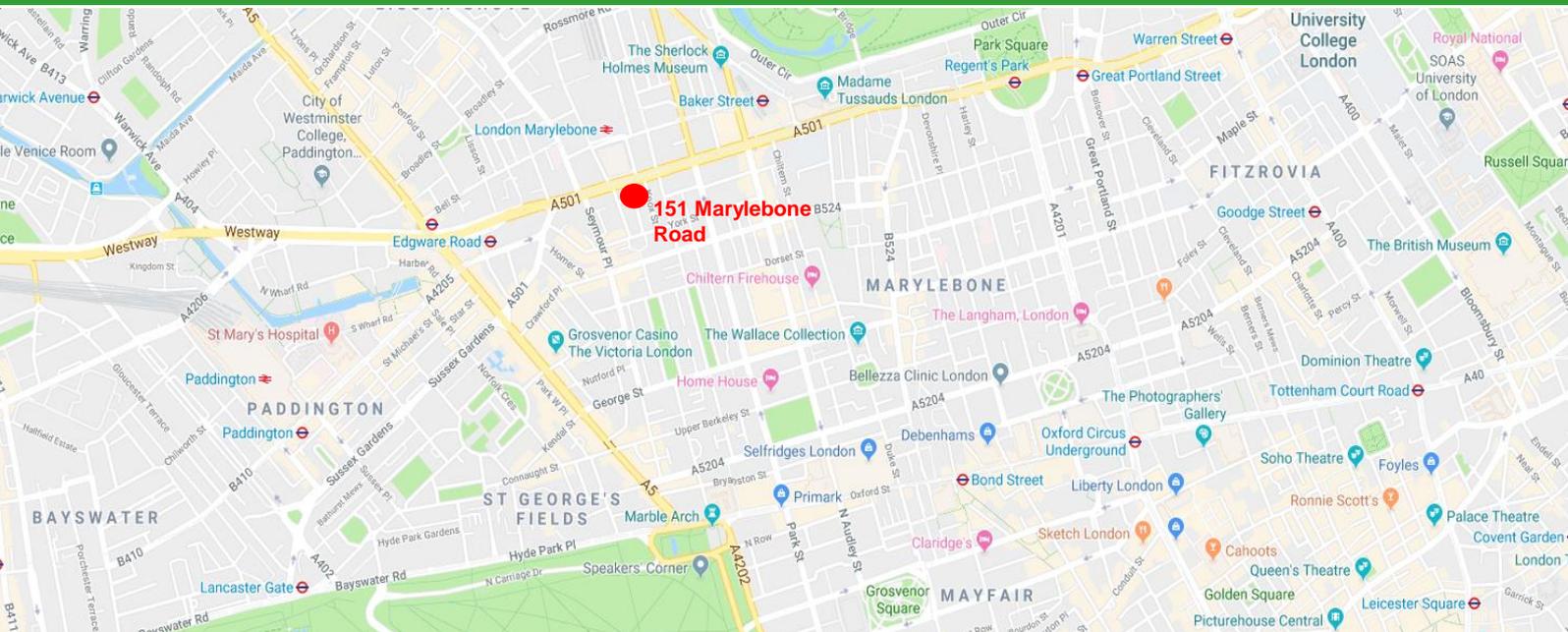
**151 Marylebone Road,  
NW1**

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**NEWLY AVAILABLE GRADE A OFFICES TO LET  
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## Location

151 Marylebone Road is located opposite Marylebone Station and equidistant between Baker Street & Edgware Road Underground stations, providing access to six underground tube lines.

## Description

The property has been fully refurbished to provide high specification Grade A office accommodation.

The floors benefit from excellent ceiling heights and natural light, with far reaching views across Central London.

## Amenities

- Contemporary reception area with commissionaire
- VRF Air Conditioning
- Suspended ceilings with LED lighting
- 2.7m finished ceiling heights
- Floor to ceiling glazing providing excellent natural light
- Fully accessible raised floor with Cat 6 data cabling in situ
- New WC's and communal areas
- 3 x new passenger lifts and a goods lift
- 9 x basement car parking spaces
- 40 x cycle spaces
- Showers, locker storage and changing facilities
- EPC Rating available upon request

Floor	NIA (Sq ft)	NIA (sq m)
7th	5,582	519
6th	5,586	519
5th	6,258	581
4th	6,418	596
3rd	6,501	604
LG	3,057	284
<b>TOTAL</b>	<b>33,402</b>	<b>3,103</b>

## Viewing

By appointment through Gerald Eve

Rhodri Phillips  
[rphillips@geraldve.com](mailto:rphillips@geraldve.com)  
 Tel. 020 3486 3451

Patrick Ryan  
[pryan@geraldve.com](mailto:pryan@geraldve.com)  
 Tel. 020 7333 6368

Michael Barlow  
[mbarlow@geraldve.com](mailto:mbarlow@geraldve.com)  
 Tel. 020 7333 6261

Or joint agents Hanover Green 020 3130 6400

## Rent

£69.50 per sq ft

## Rates

c.£23.75 per sq ft

## Service Charge

c.£10.50 per sq ft

**Term** - New lease terms direct from the Landlord

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

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