

# THE EDISON

223-231

**OLD MARYLEBONE ROAD**

LONDON, NW1 5QT

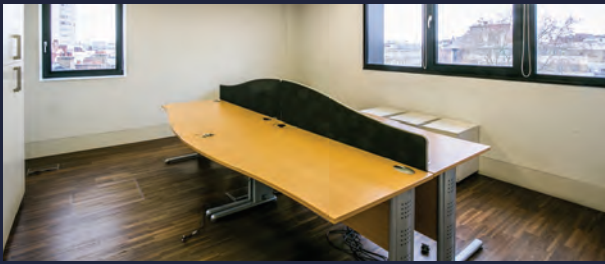
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3,126 sq ft / 290 sqm

Virtual Tour:



**3,126 sq ft / 290 sqm**



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## **MANHATTAN LOFT MEETS MARYLEBONE SPECTACULAR PENTHOUSE OFFICE FLOOR TO LET**

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### **LOCATION**

Connecting Paddington Basin to Marylebone. Located on the North Side of Old Marylebone Road close to its junction with Edgware Road. The property is located between numerous Underground Stations namely Paddington, Edgware Road, Baker Street, Marble Arch – all within a short walking distance. Within the immediate area are the bars and restaurants of Paddington Basin, Marylebone and Portman Estate. The amazing open spaces of Regents Park & Hyde Park are both within a 10 minute walk.

### **ACCOMMODATION**

Named in honour of Thomas Edison, this is an office building almost unlike any other in the West End. Designed by both Harry Handlesman, the man who brought loft living to London and Adjaye Associates, the Building was stripped back to raw effect in 2011 entering via a triple height reception area. This Penthouse floor has been designed to Grade A Specification benefitting from Panoramic 180° clear views around London and wrap around roof terrace. The floor totals 3,126 sq ft arranged as an open plan area for up to 36 desks, 2 private offices, 2 interconnecting meeting rooms & kitchenette. In addition, the floor is fully connected and ready to move into.

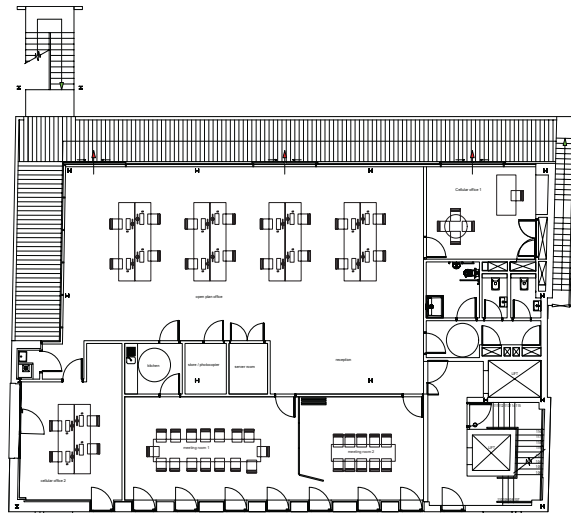


**LEASE** By way of a new sublease for a minimum term of 12 months. The lease will be excluded from the Landlord and Tenant Act 1954.

**RENT** £27,350 per calendar month fully inclusive of rent, rates, service charge, utilities & 100mb fibre internet.



## FLOOR PLAN



## APPROXIMATE COSTS

### Floor Area

3,126 sq ft 290 sq m

### All Inclusive Rent

£27,350 per calendar month inclusive of:

- Rent
- Rates
- Service Charge
- Utilities
- 100 MB Fibre Internet

## AMENITIES



Architecturally designed triple height reception



180° views, private roof terrace



Parking (by separate arrangement)



2 passenger lifts



1 x goods lift



Air conditioned



24/7 reception



WCs & shower

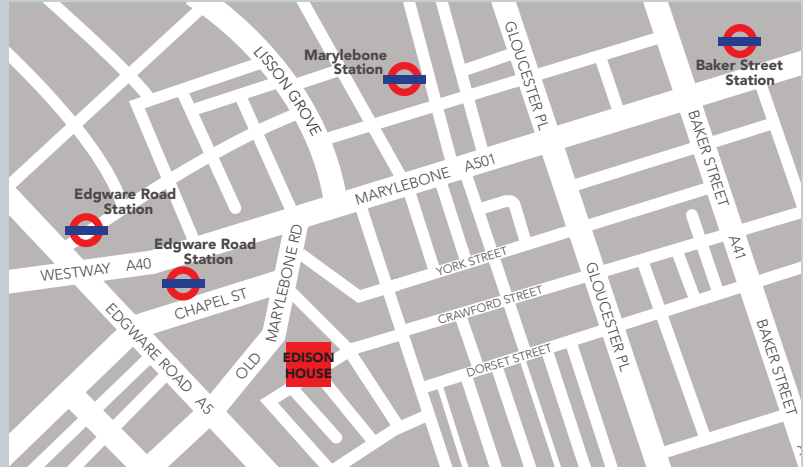


Superb natural light



Fully fitted / plug & play available

# OLD MARYLEBONE ROAD



Viewings strictly by appointment through sole agents:

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