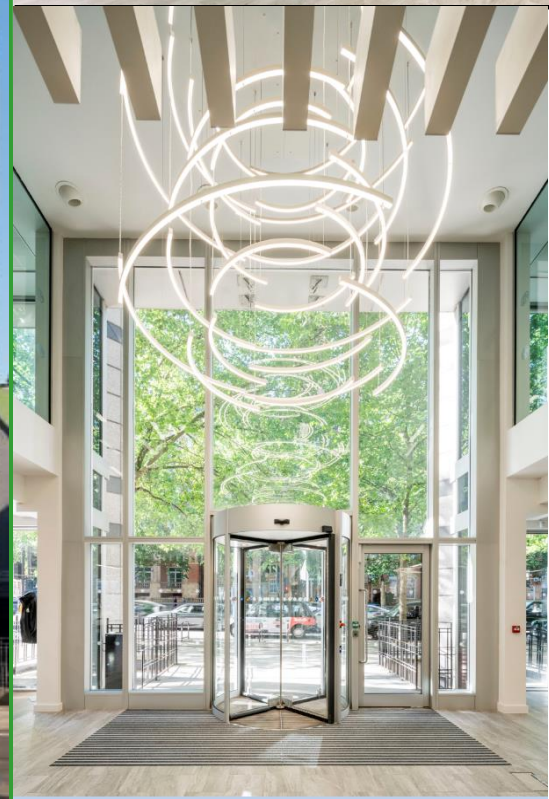


**151 Marylebone Road, NW1**



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

**GERALDEVE**



**151 Marylebone Road,  
NW1**

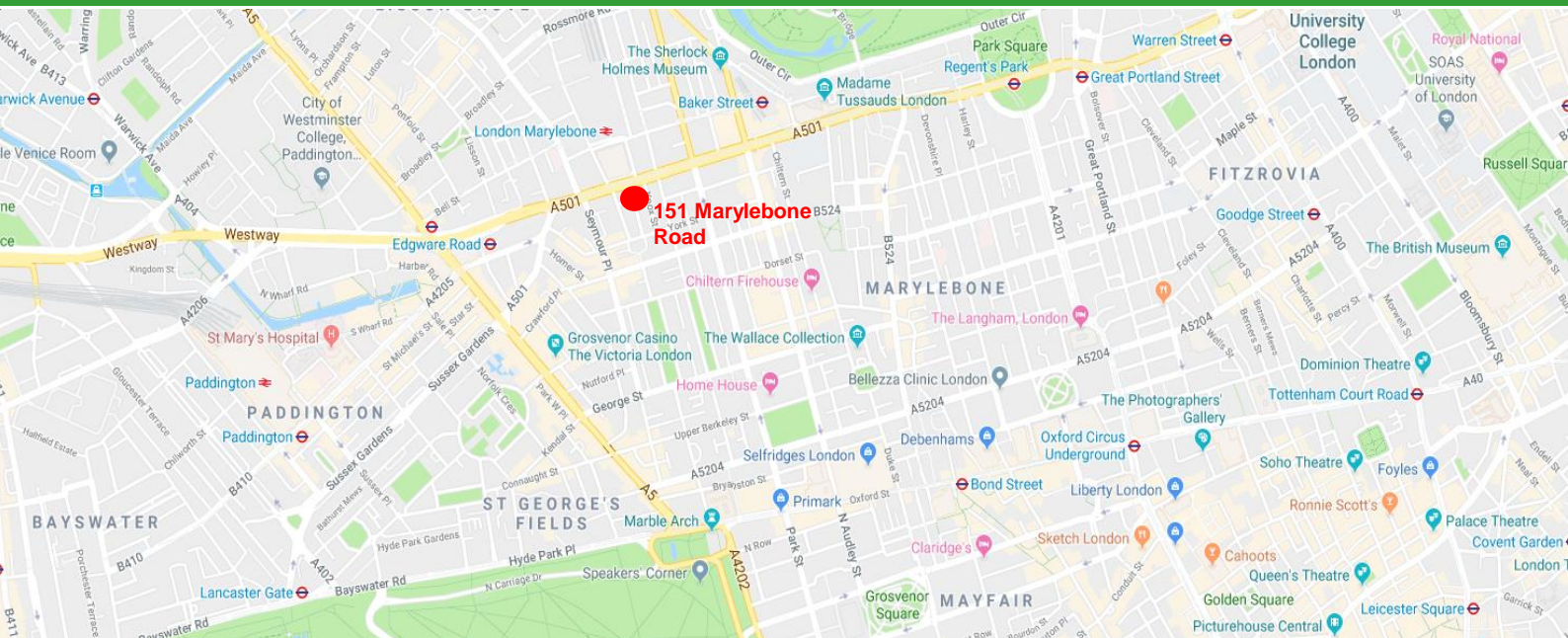


# 151 Marylebone Road, NW1

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



GERALDEVE



## 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>

## Rent

£69.50 per sq ft

## Rates

c.£23.75 per sq ft

## Service Charge

c.£10.50 per sq ft

## Viewing

By appointment through Gerald Eve

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

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

Lucy Cousins  
[lcousins@geraldev.com](mailto:lcousins@geraldev.com)  
Tel. 020 3486 3483

Or joint agents Hanover Green 020 3130 6400

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

Conditions under which these particulars are issued

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