

35

QUEEN ANNE STREET

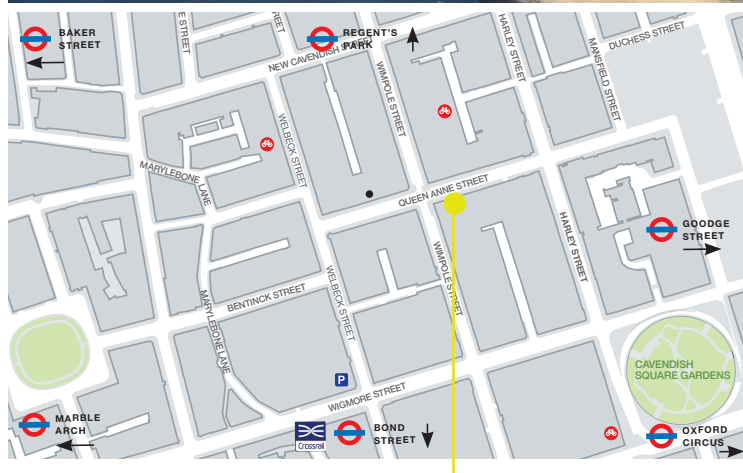
MARYLEBONE W1



NEWLY REFURBISHED

SELF-CONTAINED B1 OFFICE ACCOMMODATION

# 35 QUEEN ANNE STREET HAS BEEN REFURBISHED BY THE HOWARD DE WALDEN ESTATE TO PROVIDE APPROXIMATELY 3045 SQ FT / 282 SQ M OF B1 OFFICE ACCOMMODATION



FLOOR	SQ FT	SQ M
FOURTH	382	35.5
THIRD	611	56.7
SECOND	430	39.9
FIRST	516	47.9
GROUND	606	56.3
LOWER GROUND	500	46.4
<b>TOTAL</b>	<b>3045</b>	<b>282.8</b>

NOTE: all areas are approximate and will be verified on completion in accordance with RICS Code of Measuring Practice.

## AMENITIES:

- Self-contained
- Mix of cellular & open plan
- Period features
- Bike Storage
- Shower
- Comfort Cooling
- Tea points (G and 4th Floor)
- LED lights
- Perimeter and underfloor trunking

**THE HOWARD de WALDEN ESTATE**

### Richard North

t: +44 (0)20 7291 6095  
m: +44 (0)7710 183 977  
richard.north@hdwe.co.uk

### Sarah Walsh

t: +44 (0)20 7290 0975  
m: +44 (0)7747 488 780  
sarah.walsh@hdwe.co.uk

### Emma Fayers

t: +44 (0)20 7291 6062  
m: +44 (0)7703 728 434  
emma.fayers@hdwe.co.uk

hdwe.co.uk

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# QUEEN ANNE STREET

M A R Y L E B O N E W 1

## LOWER GROUND FLOOR

500 SQ FT / 46.4 SQ M

NOTE: All areas are measured in accordance with RICS Code of Measuring Practice

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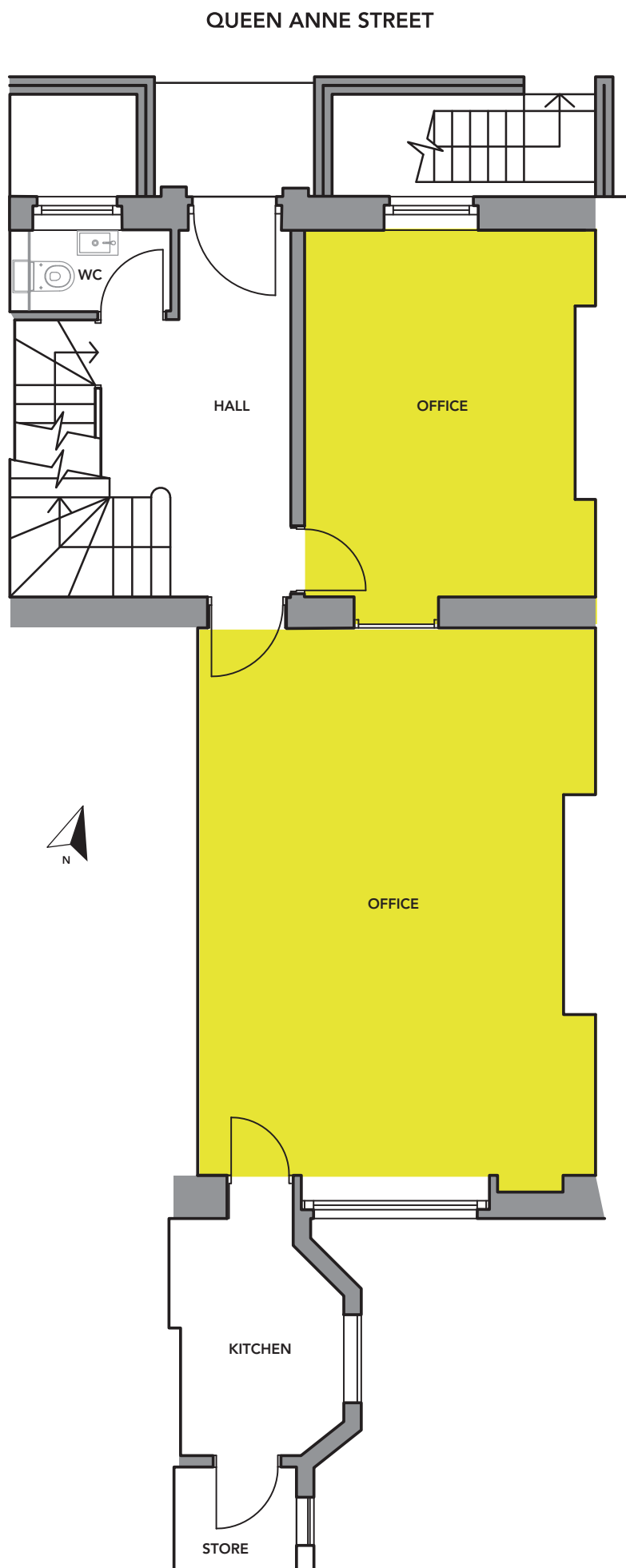
M A R Y L E B O N E W 1

## GROUND FLOOR

606 SQ FT / 56.3 SQ M

NOTE: All areas are measured in accordance with RICS Code of Measuring Practice

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# QUEEN ANNE STREET

M A R Y L E B O N E W 1

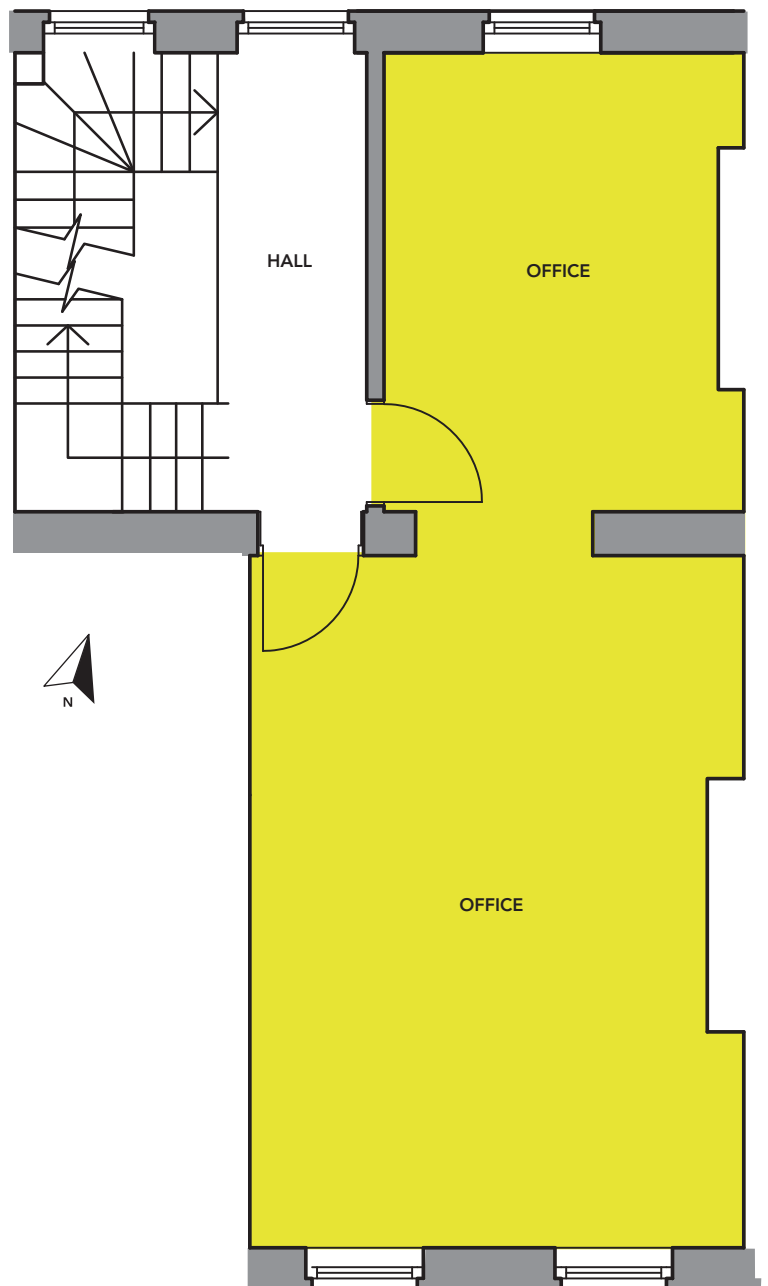
## FIRST FLOOR

516 SQ FT / 47.9 SQ M

NOTE: All areas are measured in accordance with RICS Code of Measuring Practice

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QUEEN ANNE STREET





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M A R Y L E B O N E W 1

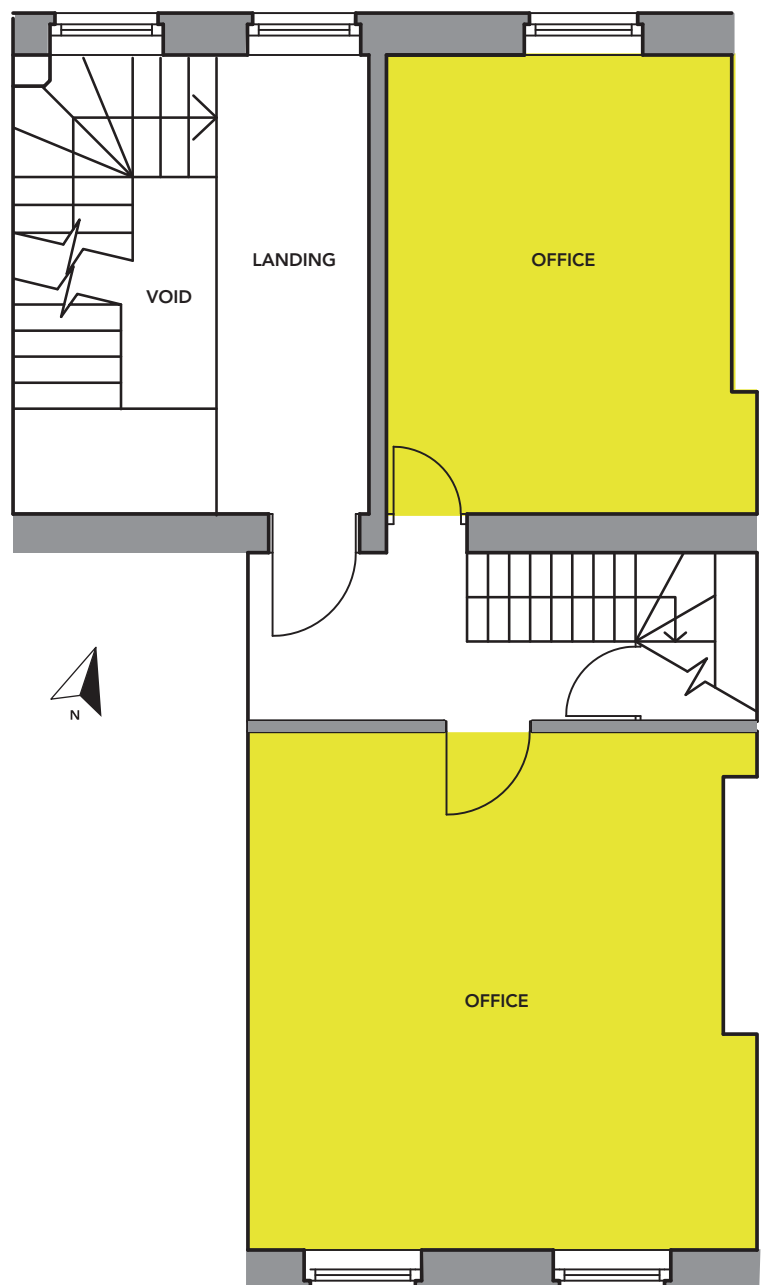
## SECOND FLOOR

430 SQ FT / 39.9 SQ M

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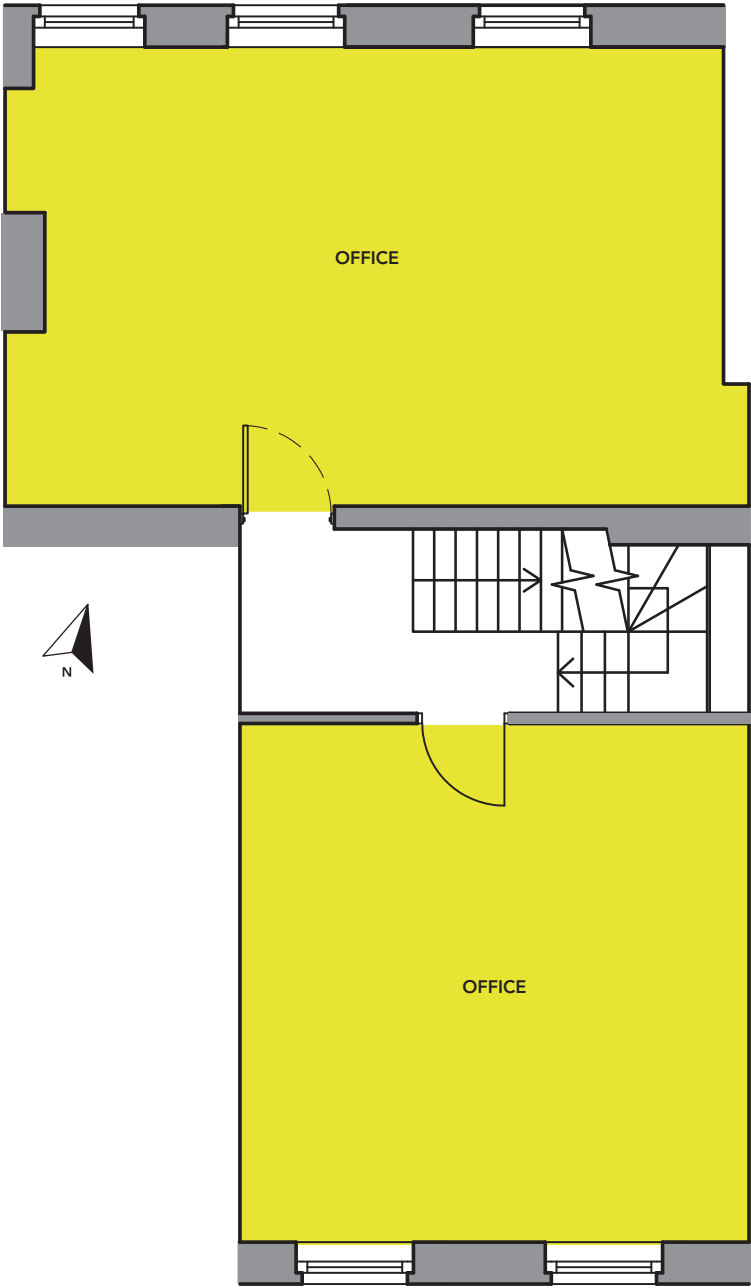
## THIRD FLOOR

611 SQ FT / 56.7 SQ M

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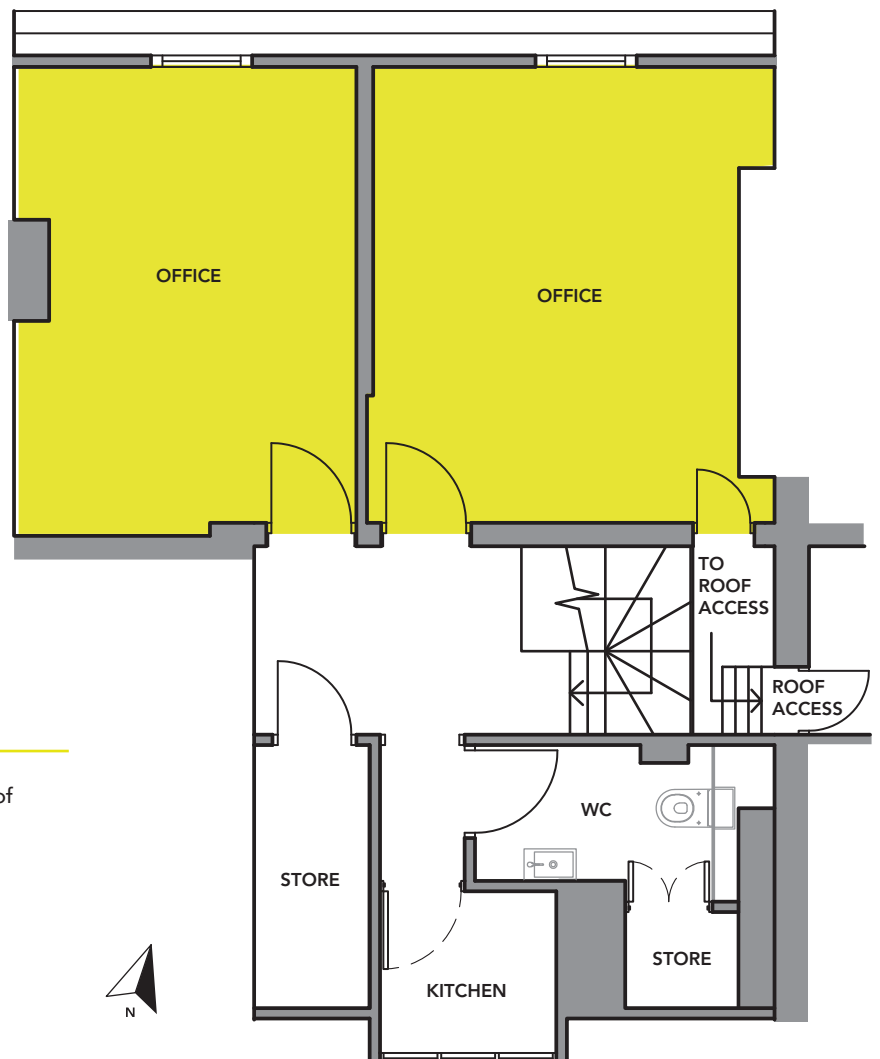




# QUEEN ANNE STREET

M A R Y L E B O N E W 1

QUEEN ANNE STREET



## FOURTH FLOOR

382 SQ FT / 35.5 SQ M

NOTE: All areas are measured in accordance with RICS Code of Measuring Practice

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