



**4 - 6 YORK STREET,
LONDON,
W1U 6QD**

**STUNNING OFFICES IN THE
HEART OF MARYLEBONE
TO LET
1,367 sq ft / 127 sqm**

LOCATION:

The property is located on York Street close to Baker Street. This is one of the best locations in Marylebone. Marylebone mainline and Baker Street underground stations are a short walk giving access between them to the Jubilee, Bakerloo, Hammersmith & City, Metropolitan and Circle lines. There are a wide variety of shops and restaurants along Crawford Street and Baker Street.

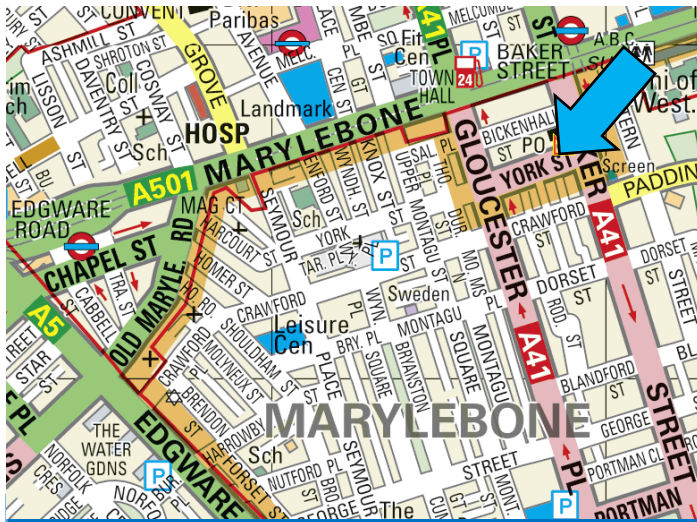
ACCOMMODATION:

Comprising the entire 2nd floor measuring 1,367 sq ft / 127 sqm. The office has been refurbished to provide a predominantly open plan area of 16 desks, kitchen, boardroom and 2 meeting rooms.

**Viewings strictly by
appointment through
sole agents:**

Michael Firestone
mf@lonic.eu
020 7486 0900

Sam Simon
sam@lonic.eu
020 7486 0900



AMENITIES:

- EXCEPTIONAL NATURAL LIGHT
- 24 HOUR ACCESS
- FULLY FITTED KITCHEN
- AIR CONDITIONING
- RAISED FLOORS
- FULLY CABLED – PLUG & PLAY
- AUTOMATIC LIFT
- 100 MB FIBRE CONNECTION
- 24 HOUR ACCESS
- ENTRY PHONE SYSTEM
- 3 X MEETING ROOMS
- 16 X DESKS
- FURNITURE AVAILABLE ON TERMS TO BE AGREED

APPROXIMATE COSTS

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
£73,300 (£53.60 SQ FT)	£32,291 (£24 SQ FT)	£4,074 (£3 SQ FT)	£109,665 £9,138

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LEASE: An assignment of the existing lease, for a term to expire 5 February 2020 or a new lease is available on terms to be agreed.

The lease is outside the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.