



# LONIC

020 7486 0900

**4-7 MANCHESTER  
STREET, LONDON,  
W1U 3AE**

**STUNNING OFFICES IN THE  
HEART OF MARYLEBONE  
TO LET**

**434 - 1,660 sq ft**

#### LOCATION:

The property is located at the corner of Manchester Street and Blandford Street, approximately 200 yards from Marylebone High Street. This is one of the best locations in Marylebone, close to The Chiltern Firehouse and numerous bars and restaurants such as Il Baretto, Durrants Hotel, Ivy Café, Marylebone Hotel. Communications are exceptional with Baker Street, Bond Street, Marble Arch and Oxford Circus all within a 10 minute walking distance.

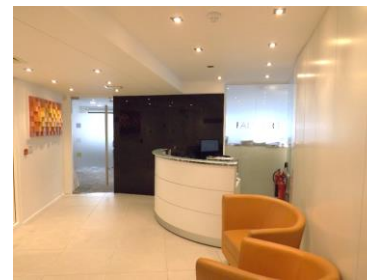
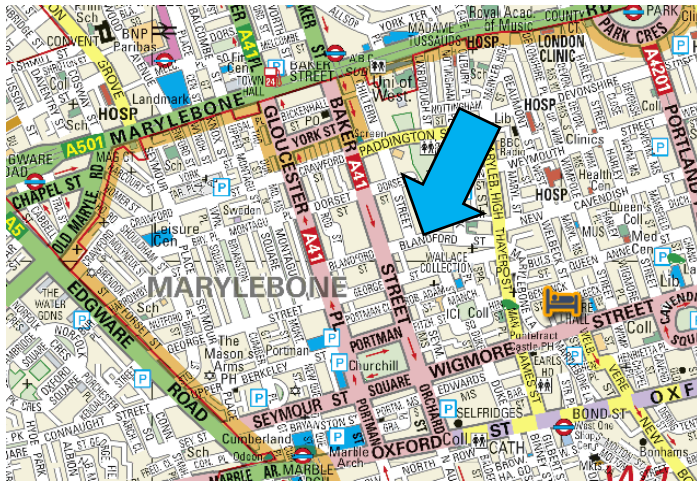
#### ACCOMMODATION:

Comprising the entire 2<sup>nd</sup> floor measuring 1,660 sq ft / 154 sqm, providing a predominantly open plan office, boardroom, reception, kitchenette and self-contained WC's. We can also offer a sublease of either 434 or 745 (1,192) sq ft.

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

**Michael Firestone**  
mf@lonic.eu  
020 7486 0900

**Sam Simon**  
sam@lonic.eu  
020 7486 0900



### OPTION 1

10-12 desks - 745 sq ft  
 Fully fitted  
 Boardroom – 185 sq ft  
 Reception area – 262 sq ft  
 Kitchenette  
 Total - 1,192 sq ft  
**£130,000 pa fully inclusive/  
 £10,833pcm**

### OPTION 2

8-10 desks - 434 sq ft  
 Fully fitted  
 Boardroom (shared)  
 Reception area (shared)  
 Kitchenette (shared)  
**£50,000 pa fully inclusive/  
 £4,166 pcm**

### OPTION 3

**APPROXIMATE COSTS FOR WHOLE OFFICE – “rent free available”**

RENT	BUSINESS RATES PAYABLE	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
£ 137,550 (£83 SQ FT)	£52,700 (£31.75 SQ FT)	£7,293 (£4.40 SQ FT)	£197,543 £16,462

**LEASE:** An assignment of the existing lease, for a term to expire July 2020 inside 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.

#### AMENITIES:

EXCEPTIONAL  
 NATURAL LIGHT ON  
 3 SIDES

FULLY FITTED  
 KITCHENETTE +  
 FURNITURE

AIR CONDITIONING  
 RAISED FLOORS  
 FULLY CABLED –  
 PLUG & PLAY

FIBRE  
 CONNECTION

AUTOMATIC LIFT

24 HOUR ACCESS

ENTRY PHONE SYSTEM

ARCHITECTURALLY  
 DESIGNED RECEPTION

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