

LONIC

020 7486 0900
LONDON & NEW YORK

**ALL INCLUSIVE, FLEXIBLE,
FIRST & LOWER GROUND
FLOOR OFFICES AVAILABLE IN
THE HEART OF MARYLEBONE
675 – 1,575 SQ. FT.**

**FIRST & LOWER
 GROUND FLOORS,
 42 MANCHESTER
 STREET,
 W1U 7LW**



**Viewings
 through
 sole agents:**

Jonny Novick

jn@lonic.eu

07811100622

Sam Simon

sam@lonic.eu

07706 611 054

**Virtual Tours – First Floor: <https://my.matterport.com/show/?m=8xf5ybjRBkr>
 Lower Ground: <https://my.matterport.com/show/?m=qZ1rmQTXjSV>**

All-Inclusive

**First & Lower Ground
 Floor Offices To Let On
 Flexible Terms In The
 Heart of Marylebone**

FLOOR	SIZE SQ. FT SQ. M.	TOTAL INCLUSIVE COST PA /PCM
FIRST	900 84	£77,289 £6,440
LOWER GROUND	675 63	£43,544 £3,629
TOTAL	1,575 146	£120,833 £10,069



First Floor Plan



Lower Ground Floor Plan



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Amenities:

All Inclusive Flexible Terms

Floors Can Be Acquired Separately or Together

Fibre Connectivity

4 x Meeting Rooms (1st Floor)

2 x Meeting Rooms (Lower Ground Floor)

Outside Breakout Area (Lower Ground)

Ample Storage Space (Lower Ground)

Secure Bike Storage

Excellent Natural Light

LOCATION:

Manchester Street is an attractive street in the heart of Marylebone within close proximity to both Baker Street and Marylebone High Street. The building is ideally placed for all the shopping and restaurant facilities which this vibrant part of London has to offer.

ACCOMODATION:

Comprises of the entire first and lower ground floors of traditional Georgian terrace building. The first-floor benefits from 4 meeting rooms, comfort cooling, period features and excellent natural light. The lower ground floor suite benefits from 2 meeting rooms, outside breakout area, demised toilet, ample storage space. Fibre connectivity is provided in the building.

LEASE/LICENCE:

Flexible terms – a minimum being a 12 months licence(s).

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.

Lower Ground Office



Lower Ground Office



First Floor Office



First Floor Office

