

LONIC

020 7486 0900

LONDON & NEW YORK

PRESTIGIOUS
MARYLEBONE OFFICES
TO LET

400 – 3,034 SQ. FT.



OFFICES
TO LET
LONIC

9 Mansfield Street, Marylebone W1G 9NY



Appointment
through
sole agents:

Jonny Novick
jn@lonic.eu
07811 100 622

Michael Firestone
mf@lonic.eu
07909 224 095

VIRTUAL TOURS:

GROUND FLOOR: <https://my.matterport.com/show/?m=TRdYd2TWSTw>

2ND FLOOR & 3RD FLOORS: <https://my.matterport.com/show/?m=GCVz9K7osjL>

Economic

Pt Ground – 3rd Floor
Prestigious Period
Marylebone
Offices To Let

400 – 3,034 Sq. Ft.

37 – 282 Sq. M.

FLOOR AREA	SIZE SQ. FT SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES 2020/21 PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
3 RD FLOOR	1,326 123	£46,410 £35.00	£22,463 £17.00	£5,960 £4.50	£74,833 £6,236
2 ND FLOOR	1,308 122	£65,400 £50.00	£27,468 £21.00	£5,886 £4.50	£98,754 £8,230
PART GROUND	400 37	£20,000 £50.00	£8,400 £21.00	£1,800 £4.50	£30,200 £2,517
TOTAL	3,034 282	£131,810 £43.00	£58,331 £19.00	£13,646 £4.50	£203,787 £16,982

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Amenities:

Great Natural Light Throughout

WCs

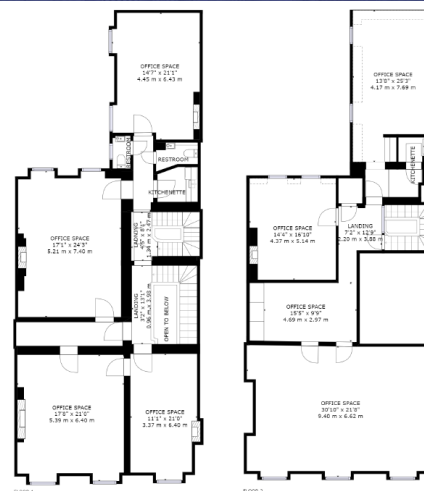
Central Heating / Electric Heaters

Fibre Internet

Telephone Entry System

Cat 5 Cabling

No Fit Out Required



LOCATION:

The property is situated on the West side of Mansfield Street close to its junction with New Cavendish Street in the heart of Marylebone. The property is ideally located being close to Bond Street, Regents Park and Oxford Street Underground stations

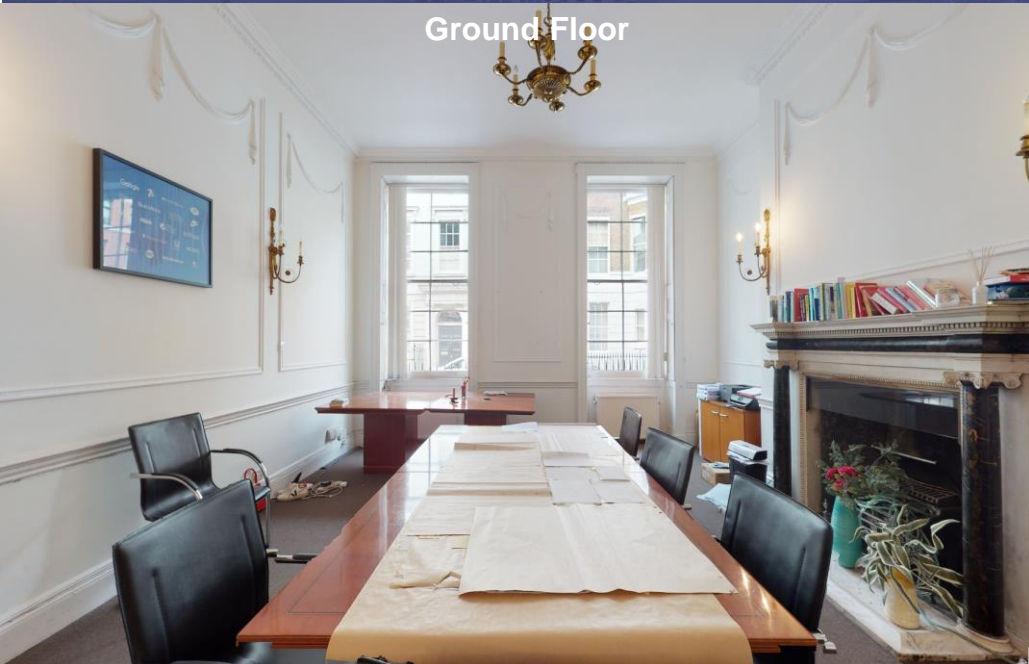
ACCOMODATION:

These Period 18th century built, self contained offices are available individually or together The third floor has three and the second floor has four open plan interconnecting suites benefiting from central heating/electric heaters, kitchenette and high ceilings . The Part Ground Floor is a bright open plan office with excellent floor to ceiling height. The building also benefits from a ground floor reception and a grand staircase.

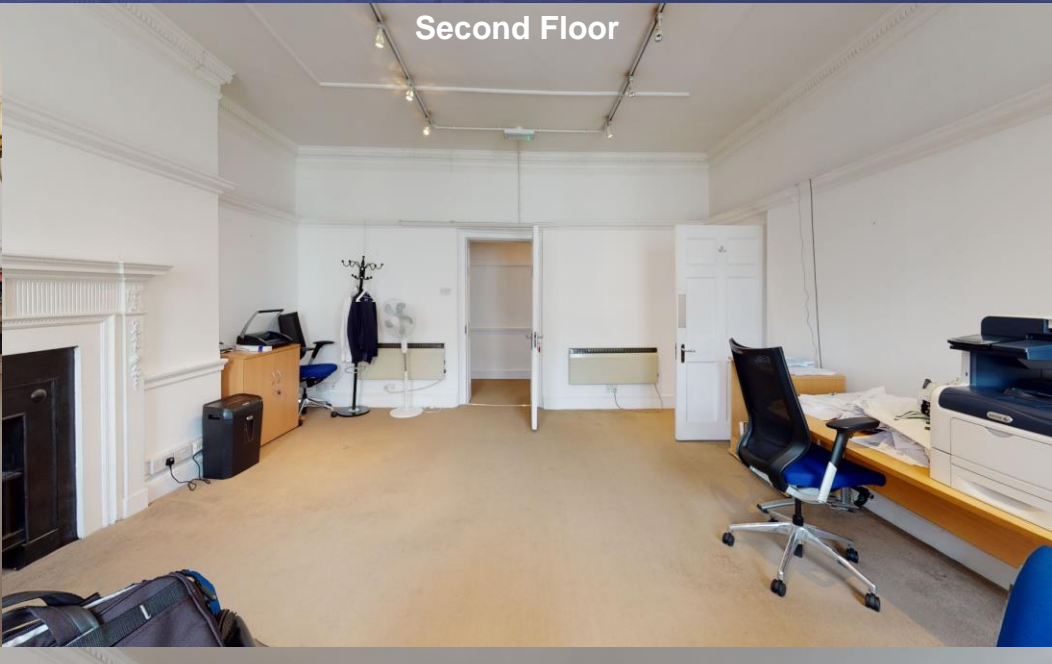
LEASE:

By way of a new flexible sublease(s) for a term to June 2023. The sub-lease(s) will be excluded from the 1954 Landlord and Tenant Act.

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.



Ground Floor



Second Floor



Third Floor



Second Floor