



LONIC

020 7486 0900

**9 MANSFIELD STREET,
LONDON, W1G 9NY**

**PRESTIGIOUS PERIOD
MARYLEBONE OFFICES
TO LET BY FLOOR OR TOGETHER**

1st FLOOR: 1,326 SQ. FT.

3rd FLOOR: 1,326 SQ. FT.

TOTAL : 2,652 SQ. FT.

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 area benefits from fantastic restaurants and bars, with great shopping amenities of Marylebone High Street close by. The property is ideally located being close to Bond Street, Regents Park and Oxford Street Underground stations.

ACCOMMODATION: Attractive period 18th century built, self contained first and third floor offices are available on a per floor basis or together. The first floor offices have 15 ft. high hand painted ceilings. Both floors have three open plan interconnecting suites benefitting from central heating, kitchenette, a large ground floor reception and a grand staircase.

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

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First Floor



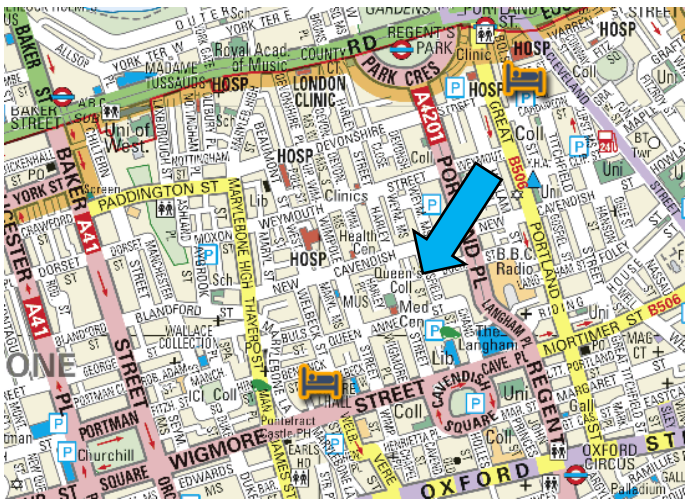
First Floor



Third Floor



Third Floor



APPROXIMATE COSTS

FLOOR AREA	SIZE	RENT	BUSINESS RATES PAYABLE 2019/20	SERVICE CHARGE	TOTAL INCLUSIVE COST PA/PCM
1 st FLOOR	1,326 SQ. FT. 123 SQ. M.	£76,245 PAX £57.50 PSF	£30,744 PAX £23.19 PSF	£5,960 PAX £4.50 PSF	£112,949 PA £9,412 PSF
3 rd FLOOR:	1,326 SQ. FT. 123 SQ. M.	£59,670 PAX £45.00 PSF	£22,463 PAX £16.94 PSF	£5,960 PAX £4.50 PSF	£88,093 PA £7,341 PCM
TOTAL:	2,652 SQ. FT. 246 SQ. M.	£135,915 PAX £51.00 PSF	£53,207 PAX £20.00 PSF	£11,920 PAX £4.50 PSF	£201,042 PAX £16,754 PCM

AMENITIES:

GREAT NATURAL LIGHT
15 FT HIGH PAINTED CEILINGS (FIRST FLOOR)
CENTRAL HEATING

FIBRE INTERNET
TELEPHONE ENTRY
CAT 5 CABLING
NO FIT OUT REQUIRED

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**1,326 SQ. FT. – 2,652 SQ. FT.
 123 SQ. M. – 246 SQ. M.**

LEASE: By way of a new flexible sublease(s) for a term to June 2023 . The lease(s) will be excluded from 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.