



36 Seymour Street, London, W1H 7JF

Well-presented meeting room and flexible lower ground floor offices with great natural light. 561 sq ft available situated near Marble Arch. Rent £30k per annum.

Key Points

- Well-presented meeting room and office accommodation
- Excellent natural light with dedicated ground floor meeting room
- Prime Marylebone location near Marble Arch
- Walking distance to Bond Street, Marble Arch and Baker Street stations
- 561 sq ft of flexible accommodation
- Flexible lower ground floor office space
- Close to Oxford Street and a range of high-quality retail and leisure amenities
- Usage Class E

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Summary

Available Size	561 sq ft
Rent	Rent on application
Rates Payable	£10,200 per annum
Service Charge	£30 psf
Rateable Value	£21,250
Legal Fees	Each party to bear their own costs
EPC Rating	E (117) Grade 2 listed building

Description

East Ground Floor Meeting Room (125 sq ft)

The East Ground Floor Meeting Room provides a well-presented and professional b space, ideally suited for meetings, client presentations and collaborative working. b Positioned on the ground floor, the room offers convenient access and a comfortable setting for both internal and external meetings.

Lower Ground Floor Offices (436 sq ft)

The Lower Ground Floor provides a series of practical office accommodation, offering flexible workspace suitable for a range of business requirements. The space can be configured to accommodate individual offices, team working or ancillary functions, providing useful additional accommodation to complement the principal ground floor space.

Location

The building is situated on the north side of Seymour Street, close to the junction with Portman Street. There is a variety of high-quality retail units in the surrounding areas including Portman Village which offers a cosmopolitan feel to the immediate area. Oxford Street is a couple of roads away providing a base to access the best retail shopping London has to offer.

Bond Street, Marble Arch and Baker Street stations are all within reasonable walking distance.

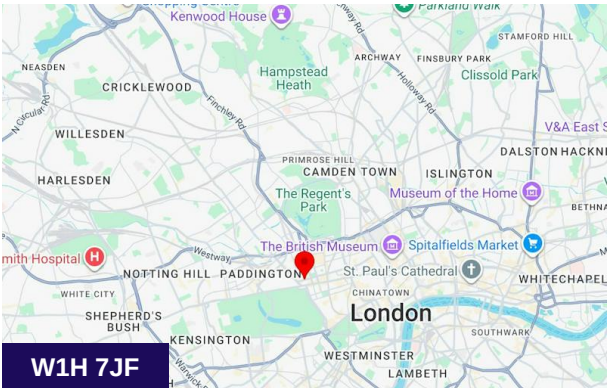
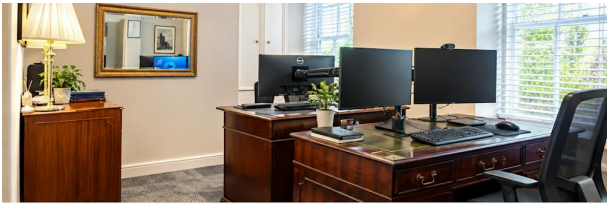
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground floor meeting room and Lower Ground Offices	561	52.12	Available
Total	561	52.12	

Terms

Available on a new lease direct from the landlord at £30,000 on flexible terms.



Get in touch



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Lease Plan

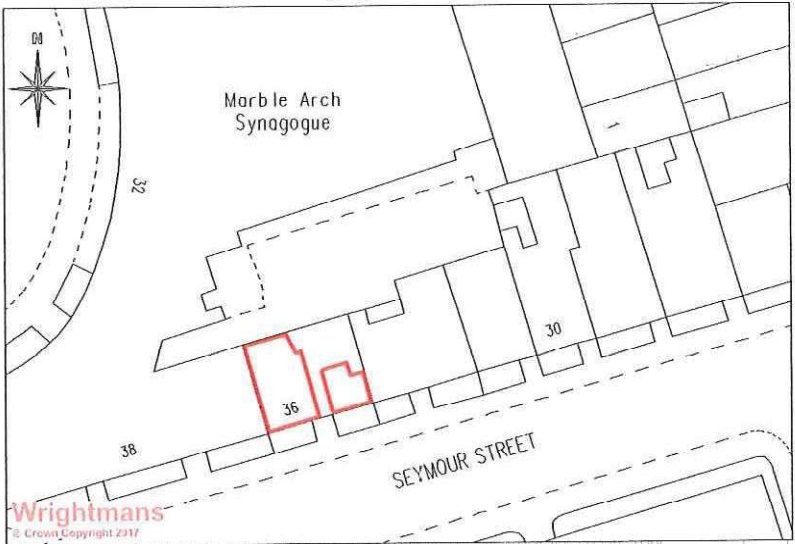
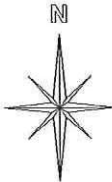


Wrightmans
Land Registry Compliant Plans

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DRAWING NUMBER	REV
WP5675	01
Additional copies of these Plans are available on request. We do not recommend downloading or printing these Plans as our original plans for Land Registry are not reproduced and will be rejected due to distortion and scaling inaccuracy.	SIZE
	A3

DRAWING TITLE			
Lease Plan for premises at			
36 Seymour Street			
London			
W1H 7JF			
SCALE	DATE	DRAWN BY	APPROVED
1:100	03/05/2017	B.K.	E.G.
1:500			



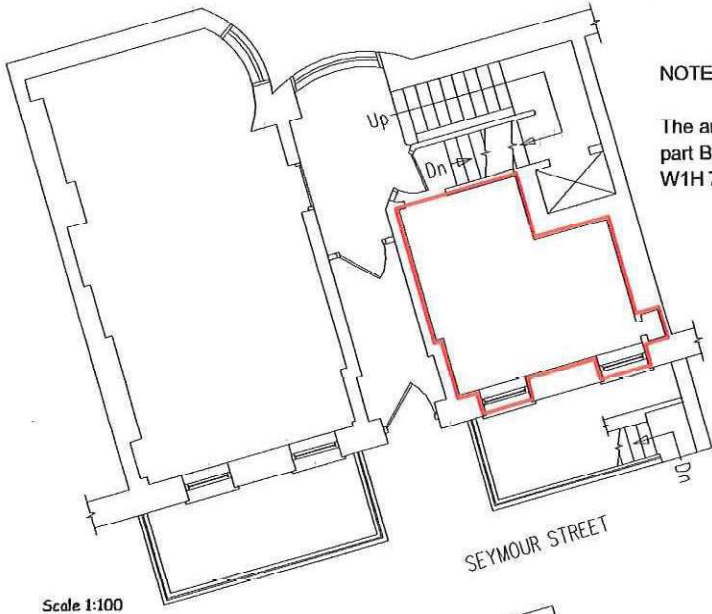
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Location Plan

NOTE

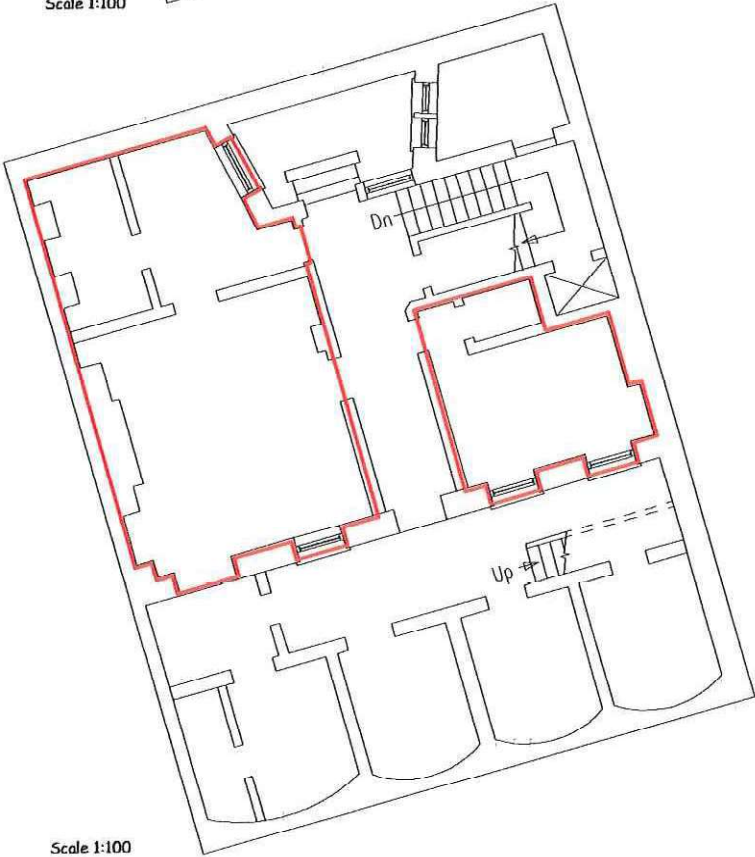
The areas edged red on the Plan represents that to which the Lease refers for the part Basement and part Ground Floor property known as 36 Seymour Street, London W1H 7JF.

Plan 1



Scale 1:100

Ground Floor
36 Seymour Street
London W1H 7JF



Scale 1:100

Basement
36 Seymour Street
London W1H 7JF

Initial
P

DS
MJ