

## Attractive Discreet Marylebone Office to let



**16 Hampden Gurney Street, London W1H 5AL**

**1,710 square feet**

- Ground & first premises
- Comfort cooling
- Perimeter heating
- Newly refurbished
- Newly carpeted
- Cabled
- 3 x WC
- 2 x kitchens
- Lift

## Location

This building is situated on the east side of Hampden Gurney Street between Seymour Place and Upper Berkeley Street.

The immediate area is well served by the shops and restaurants located on New Quebec Street, Seymour Place and Oxford Street. It also benefits from good public transport being in close proximity to both Marble Arch and Bond Street tube stations (Central and Jubilee lines). Marylebone mainline station is also easily accessible.

## Description

These attractive office floors are arranged over ground and first floors with the following Net Internal floor areas:

First floor	850 sq ft
Ground floor	860 sq ft
Total	1,710 sq ft

The floors have recently been refurbished. They benefit from good ceiling heights, good natural light, comfort cooling, wall mounted heating units, kitchens and WCs on both ground and first floors.

## Terms

The floors are available together on a new lease direct from the freeholder for a term by arrangement.

## Rent

**£70,000 per annum** exclusive of VAT, rates and service charges

## Possession

Immediate, on completion of legal formalities

## Contact

For further information, please contact either Mike MacKeith or Ed Carter at GN2 on 020 7183 7676 or William Habershon or Peter McNamara of Colliers on 020 7 935 4499.

