

THE WORKPLACE CO. 

## 209 OLD MARYLEBONE ROAD

209 Old Marylebone Road, London, NW1 5DT

### THE OFFICE

This stunning Plug & Play 1st floor unit has recently been refurbished, and currently provides a quirky and warehouse accommodation with exposed concrete beams, polished concrete floors and drop-down strip LED lighting. With a 3.75 meter floor to ceiling height, this suite feels incredibly airy and light, and would suit a variety of creative businesses.



# AVAILABILITY & FLOOR PLANS

Available by way of a sublease for a term by arrangement.

## SPECIFICATION

Image

- 3.75m floor to ceiling height
- Drop-down strip LED lighting
- Exposed concrete beams
- Polished concrete flooring
- Perimeter trunking
- Central heating
- Lift
- Self contained floor
- 1 meeting room in situ
- Fibre connectivity
- Shower
- Fitted kitchenette
- 24 hour access
- Car parking available by separate arrangement

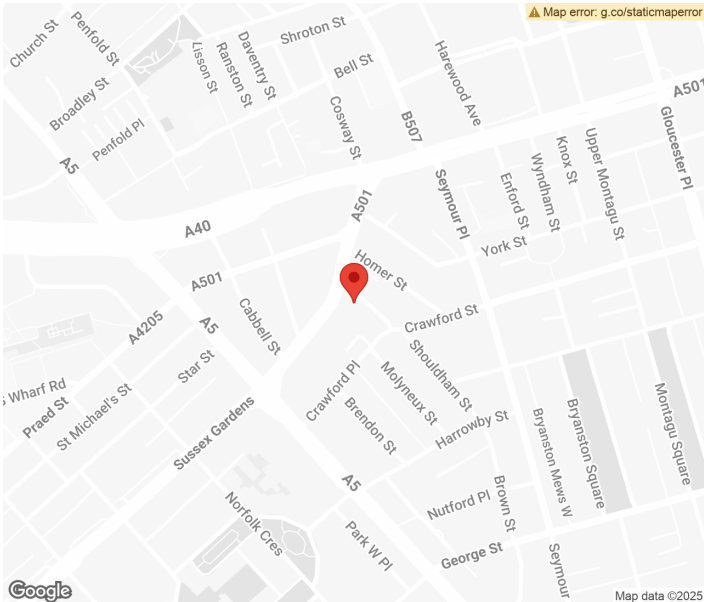
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## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	154.68	1,665	£47.50	£16.41	£2.86	£111,172.05	Available

## LOCATION

The building is prominently located at the corner of Homer Row and Old Marylebone Road. and benefits from the many restaurants and retails located both in Marylebone and Marble Arch.



### COMMUNICATION

The building is well served by various transport links: Edgware Road underground (Bakerloo, District, Circle and Hammersmith and City Lines) station, as well as Marylebone and Paddington mainline stations are located within close proximity.



### WALKING TIMES

From the building



Edgware Road

**2 Minutes**



Marylebone

**6 Minutes**



Paddington

**10 Minutes**

## CONTACT

**020 7993 8075**

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