

TO LET

SMALL, HIGH QUALITY SERVICED OFFICE SUITES

500 SQ FT

117, George Street, Marylebone, London W1H 7HF

www.georgestreet117.com



Description

This well-proportioned, period building, with original decorative features, has been refurbished and finished to an exceptionally high standard.

The modern office space and facilities will appeal to discerning occupiers, from design-led tech companies to investment companies and private family offices.

Air conditioned and naturally lit throughout, the fully furnished office suites are provided with a range of optional services.

Office Space Schedule & Rent price list

On each floor, the 2 suites can be merged together to make a larger 500 Sq Ft space, with capacity for 8 workstations.

Suite 1A (First Floor)	5 desk	300 Sq Ft	£5,000 pcm
Suite 1B (First Floor)	3 desk	200 Sq Ft	£3,000 pcm
Suite 2A (Second Floor)	5 desk	300 Sq Ft	£3,250 pcm
Suite 2B (Second Floor)	2 desk	200 Sq Ft	£1,950 pcm
Suite 3A (Third Floor)	5 desk	300 Sq Ft	£2,750 pcm
Suite 3B (Third Floor)	3 desk	200 Sq Ft	£1,650 pcm

Tenure

12 month serviced office agreement

Occupier Facilities

- Board room and meeting space*
- Complimentary, specialist coffee machine
- Kitchenettes (fridges, dishwashers, kettles and microwaves)
- Fiber line broadband & wifi
- Voice over IP Telephones
- Office management support and delivery acceptance
- Regular cleaning service and waste paper / glass /plastic recycling

*Optional facilities and services are individually priced where appropriate. A list of the current prices is available upon request

"A beautifully refurbished and furnished period serviced office close to the heart of super-cool Marylebone"

Transport

There is easy access to a range of transport options, which include:

Underground (by foot)	Marble Arch	(Central)	8 minutes
	Baker Street	(H'smith & City Bakerloo, Jubilee, & Metropolitan)	10 minutes
	Edgware Road	(Circle & District)	6 minutes

National Rail (Underground)	Euston		19 minutes
	Kings Cross St Pancras		30 minutes
	Paddington		16 minutes
	Victoria		19 minutes
	Waterloo		24 minutes

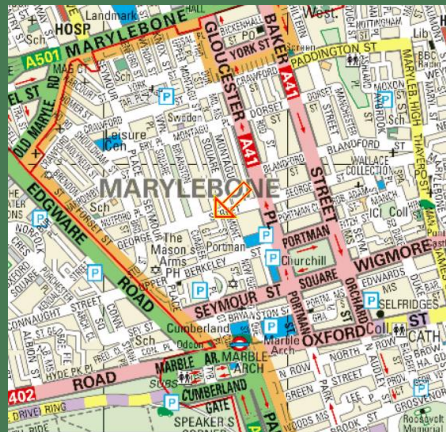
Airports (Rail)	Heathrow		40 minutes
	Gatwick		1 hour 20
	Stanstead		1 hour 22
	City		44 minutes

Buses
A wide range of buses on the London network can be accessed at the nearby: Oxford Street, Marble Arch, Baker Street & Edgware Road stops.

Location

The building is located on elegant George Street, between Bryanston and Montague Squares, with the following, high quality shopping and restaurant locations only a short walk:

- Oxford Street 8 minutes
- Baker Street 3 minutes
- Marylebone High Street 9 minutes
- Chiltern Street 8 minutes



Contact

For further details please contact:

Rose-Ann Deniran, Office Manager Tel. 020 3675 0999
117, George Street, London, W1H Email roseann@sbsquared.co.uk
7HF

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