

To Let

29 Marylebone Road, London, NW1 5JX

19,692 sq ft

- B1 & conditional D1 use
- Self contained building
- Prominent Marylebone Road entrance
- Proximity to Baker Street station
- Bingham Place access for 7 car park spaces within the building and 2 external car park spaces



Location

29 Marylebone Road is located on the corner of Marylebone Road and Luxborough Street in the Marylebone submarket. The main entrance to the building is currently located on Marylebone Road, sitting almost opposite the world renowned Madame Tussauds.

Regents Park station (which provides access to the Bakerloo underground line) and Baker Street station (which provides access to the Bakerloo, Jubilee, Metropolitan & Hammersmith & City underground lines) are close by. The area offers excellent shopping, dining and entertainment facilities of Marylebone High Street, which are a short stroll away.

Description

This self-contained building is offered in an un-refurbished condition, allowing any potential tenant the opportunity to refurbish to an agreed specification. The building provides a prominent entrance on Marylebone Road as well as discreet access from Bingham Place into the building car park area.

Lease Terms

The entire building is offered on a new lease from The University of Westminster for a minimum term of 10 years.

Accommodation

Floor / Unit	Description	Sq ft	Availability
7th	7	1,331	Available
6th	6	1,668	Available
5th	5	1,824	Available
4th	4a	871	Available
4th	4	1,664	Available
3rd	3a	1,119	Available
3rd	3	1,655	Available
2nd	2a	1,409	Available
2nd	2	1,692	Available
1st	1a	1,390	Available
1st	1	1,662	Available
Ground	Ground Offices	391	Available
Ground	Reception	780	Available
Basement	Storage	1,174	Available
Basement	Canteen, Plant, etc.	1,062	Available
Total		19,692	

EPC

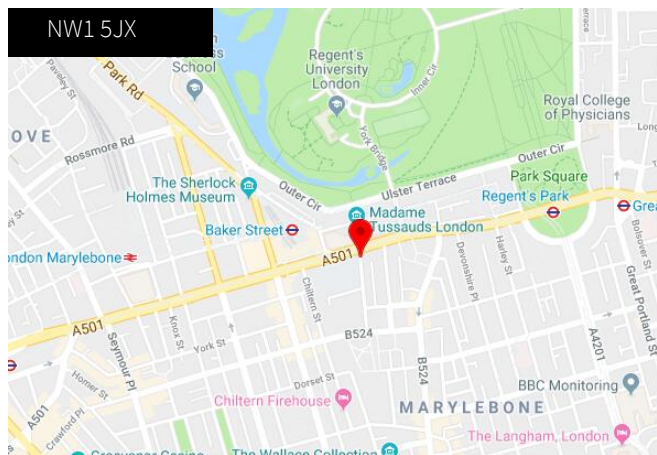
This property has been graded as 75(C).

Rent

Available on Request

Business Rates

Rates Payable (2018/2019): £13.46 per sq ft



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Marylebone Road

Luxborough Street

