

55 NEW CAVENDISH STREET LONDON W1

DETACHED SELF-CONTAINED BUILDING TO LET IN MARYLEBONE
3,803 SQ FT / 353 SQ M



THE ACCOMMODATION IS ARRANGED OVER THE LOWER GROUND TO SECOND FLOOR AND HAS BEEN EXTENSIVELY REFURBISHED TO PROVIDE A SELF-CONTAINED BUILDING, TO BE LET TO EITHER A MEDICAL OR OFFICE OCCUPIER

Positioned in Marylebone the building is set within a fantastic location, being close to all major transport links and only a short walk from Marylebone High Street and Marylebone Lane; offering an array of cafes, restaurants, fashionable boutiques and other local amenities. Paddington Street Gardens and Regent's Park are also within close proximity allowing you access to some beautiful gardens and open green space.



55 NEW CAVENDISH STREET LONDON W1

www.55newcavendishstreet.co.uk

AMENITIES:

- Level access
- New 8 person passenger lift
- Cat 6 data cabling
- New VRV comfort cooling/heating system
- Video and Audio entry phone system
- WCs (LG, 1ST)
- Disabled WC (GRD)
- Secure cycle area
- Tea point (LG)
- Double glazed windows
- LED and low energy fluorescent lighting
- Comms room (LG)
- Centralised TV aerial distribution system
- Intruder alarm system
- Smoke detection and alarm system
- Capped off services
- Stone floor entrance

FLOOR AREAS:	SQ FT	SQ M
SECOND	849	79
FIRST	927	86
GROUND	919	85
LOWER GROUND	1,108	103
TOTAL	3,803	353

TERMS: Available upon request

VIEWING: Strictly by appointment only

THE HOWARD de WALDEN ESTATE

www.hdwe.co.uk



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SUBJECT TO CONTRACT:

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