## **OFFICE PROPERTY PARTICULARS**

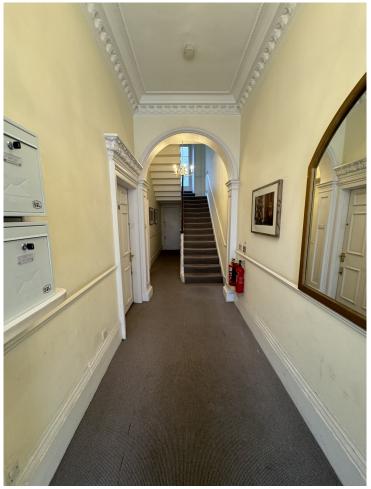




# BENTINCK STREET, MARYLEBONE BASEMENT OFFICE SUITE IN AN ATTRACTIVE BUILDING 190 SQ FT

# 9 BENTINCK STREET LONDON W1U 2EL





breckergrossmith.co.uk 020 7486 3531

#### LOCATION:

The property is situated on Bentinck Street, within a few minutes' walk of Bond Street Underground Station (Central, Jubilee & Elizabeth line), just off Marylebone Lane.

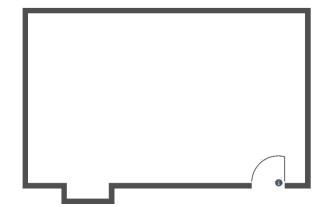
The property benefits from proximity to numerous coffee houses, boutiques and restaurants in affluent Marylebone.

#### **ACCOMMODATION:**

The basement accommodation is to the rear of the property, and the amenities include:

- ♦ Communal kitchenette
- **♦ Communal WC**
- ♦ Good natural light
- **♦** Electric heating
- New carpets
- Presentable common parts

## FLOOR PLAN (sketch not to scale):



#### USE:

Class E: Commercial Business & Service E (G) (i) Offices

#### **RENT:**

£10,500 per annum all inclusive rent.

### **SERVICE CHARGE:**

Service charge to be included in the rent.

#### **INSURANCE:**

Insurance to be included in the rent.

#### **BUSINESS RATES:**

Business rates to be included in the rent. Interested parties are to make their own enquires with Westminster City Council.

#### EPC:

The building has an EPC rating of E (118)

#### **LEGAL COSTS:**

Each party will be responsible for their own legal and professional costs incurred in a transaction.

#### **VIFWINGS:**

Strictly by appointment through BRECKER GROSSMITH:

PHIL RICHARDS: 020 7908 2683

E-mail: Phil@breckergrossmith.co.uk

CHRIS DARBON: 020 7908 2682

E-mail: Chris@breckergrossmith.co.uk



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