



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

9 BENTINCK STREET LONDON W1U 2EL



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.

VIEWINGS:

Strictly by appointment through BRECKER GROSSMITH:

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CHRIS DARBON: 020 7908 2682

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