



**42 Manchester Street, Marylebone  
London W1U 7LW**

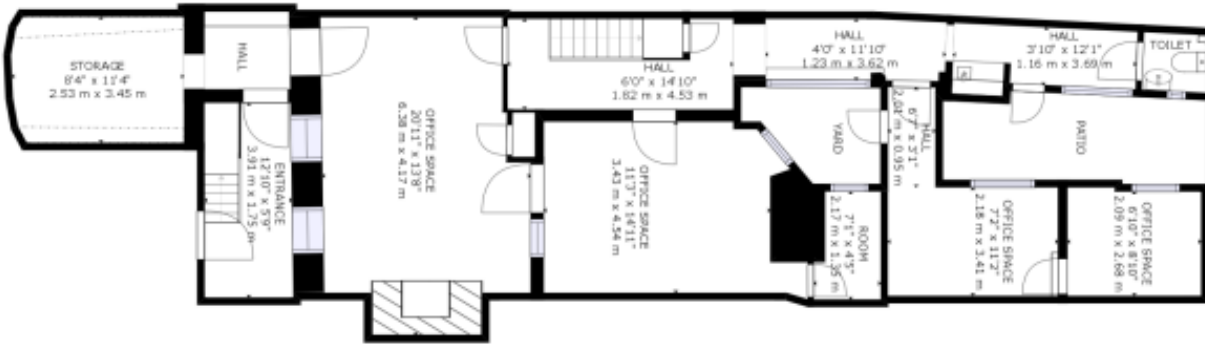
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Office Suites Lower Ground 675sq.ft

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FLOOR 1



**Brecker  
Grossmith**

63 Wigmore Street, London W1U 1BQ

020 7486 3531

[breckergrossmith.co.uk](http://breckergrossmith.co.uk)

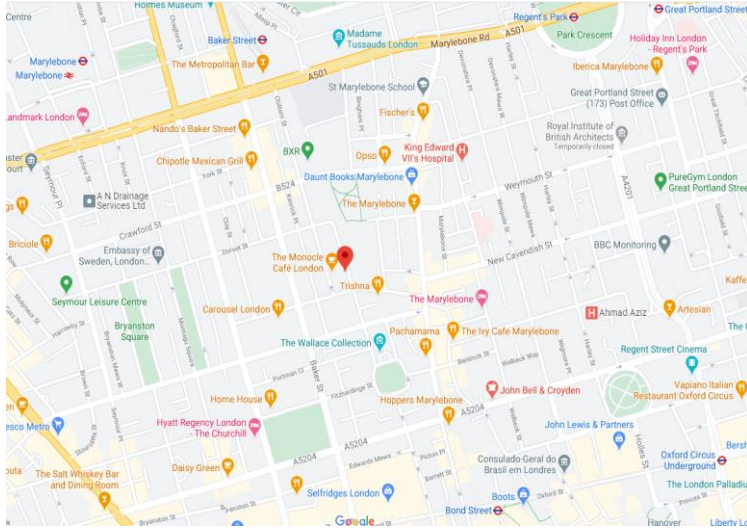
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## Location

Centrally located between Baker Street and Marylebone High Street, this property is in close proximity to Baker St (Jubilee, Bakerloo, Circle, Metropolitan and Hammersmith & City lines) and six minutes' walk from Bond St (Central & Jubilee lines) tube stations. This excellent central location offers a diverse range of cafes, restaurants and shops. Property in excellent condition in this attractive street in the heart of Marylebone.

## VIEW MAP

<https://tinyurl.com/y34w6t42>



**\*\* N.B. There are also two apartments available in the same Building \*\***

£480 per week One Bed Flat  
£500 per week Two Bed Flat

## Description

Period building comprises four office rooms with the following amenities:

- fully carpeted rooms
- storage room
- excellent natural light
- patio and yard
- common WCs and kitchenette

## Use

New E Class

## Rent

Offers invited in the region of £29,000 PA exclusive of service charge £2,000 and business rates, utilities and insurance (£200-300).

## Business Rates

All interested parties are advised to make their own enquiries directly with Local Authority

## Professional Costs

Each party to pay their own legal costs in this transaction

**For further information or to arrange a viewing please contact:**

**Richard Brecker**

**07836 246 777**

[richard@breckergrossmith.co.uk](mailto:richard@breckergrossmith.co.uk)



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