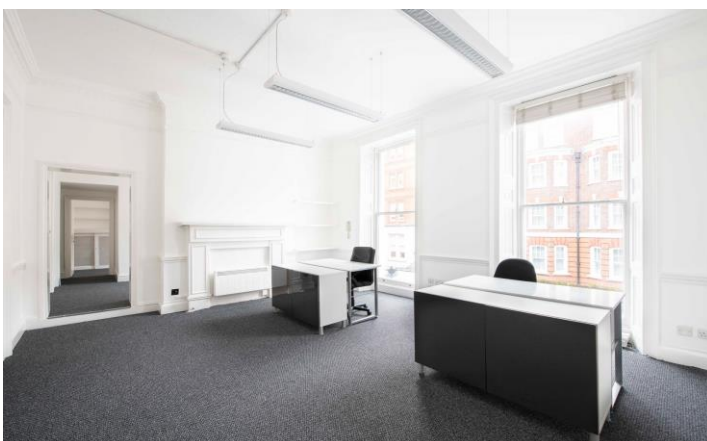
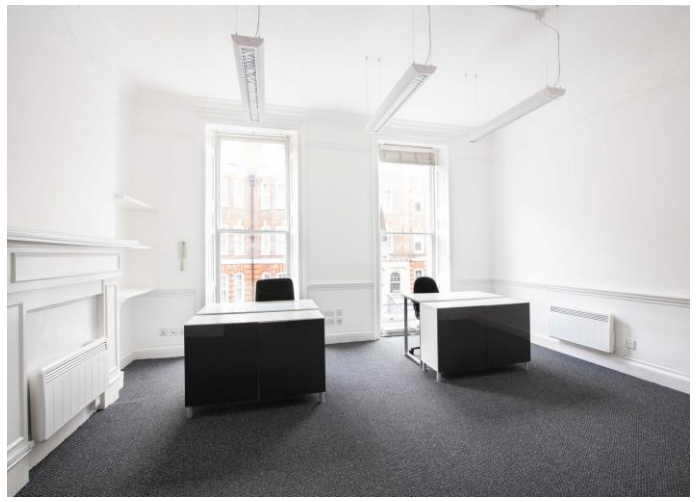




**42 Manchester Street, Marylebone London W1U 7LW**  
**\* Rent reduced to £45,500 pa in year one \***

Charming Period Office Suite First Floor 895 sq. ft





**Brecker  
Grossmith**

63 Wigmore Street, London W1U 1BQ

020 7486 3531

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

Brecker Grossmith on behalf of the Landlords of this property whose agents they are, give notice that: These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Regulated by RICS. Subject to Contract.

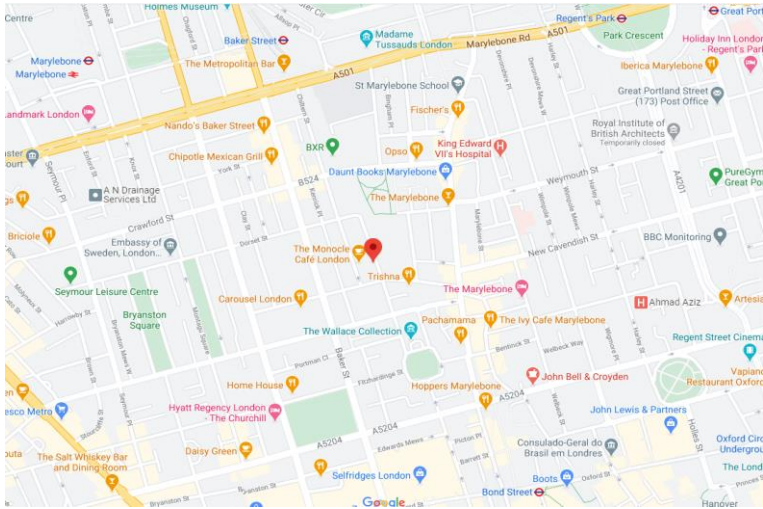
## Location

Manchester Street is a delightful street in the heart of Marylebone. The elegant office is centrally located between Baker Street and Marylebone High Street.

Set in an excellent, vibrant location offering a diverse range of cafes, restaurants, shops and amenities.

## Short walk from Baker St or Bond St tube

An 8-minute walk from Baker Street Underground Station (Jubilee, Bakerloo, Circle, Metropolitan and Hammersmith & City lines) and 6 minutes' walk from Bond Street Underground Station (Central & Jubilee lines).



## Description

First floor of charming Georgian terrace building comprising four office suites. The attractive space could be ideal for start-ups or established businesses adapting as we navigate our way through the pandemic.

## This beautiful first floor office benefits from:

- excellent natural light
- new decoration
- meeting room
- suspended lighting
- period features
- fibre connectivity
- common WCs and kitchenette

## Use

New E Class

## Rent

Reduced to £45,500 pa in first year of the term exclusive of Service Charge (approx £4,000 per year) utilities, insurance (approx. £600 per year) and Business Rates.

## Business Rates

All interested parties are advised to make their own enquiries directly with Local Authority, Westminster Council Tel: 020 8315 2050 Email: [Westminster.NNDR@secure.capita.co.uk](mailto:Westminster.NNDR@secure.capita.co.uk)

## 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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