

151 Marylebone Road

LONDON NW1



GRADE A OFFICES TO LET

151 MARYLEBONE ROAD

151 Marylebone Road offers 33,400 sq ft of fully refurbished, highly efficient office space spread over the lower ground and 3rd to 7th floors, with stunning views over Central London from the upper levels. The office accommodation is accessed via a striking reception with café and arrival lounge.










The building is well connected with the local area, being served by excellent transport links whether travelling from within Central London or further afield.



AVAILABILITY

FLOOR	NIA SQ FT	NIA SQ M
7 TH	5,582	519
6 TH	5,586	519
5 TH	6,258	581
4 TH	6,418	596
3 RD	6,501	604
LG	3,057	284
TOTAL	33,402	3,103

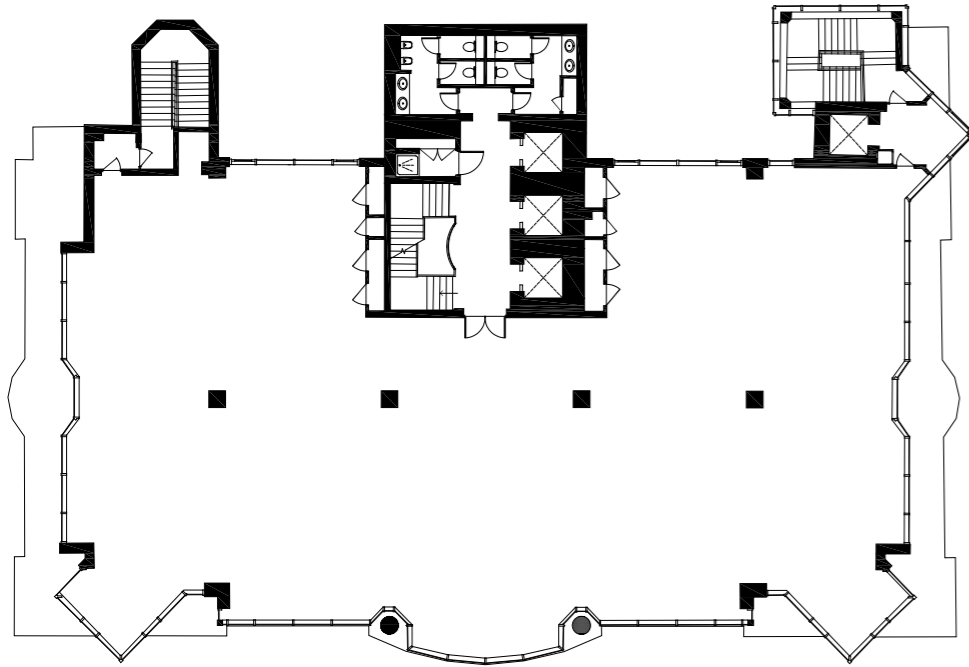
SPECIFICATION

-  VRF air conditioning
-  Fully accessible raised floors
-  LED lighting
-  Cat 6 connectivity
-  3 x new passenger & goods lifts
-  Showers and bicycle facilities
-  Café
-  2.65m floor to ceiling height
-  Car parking

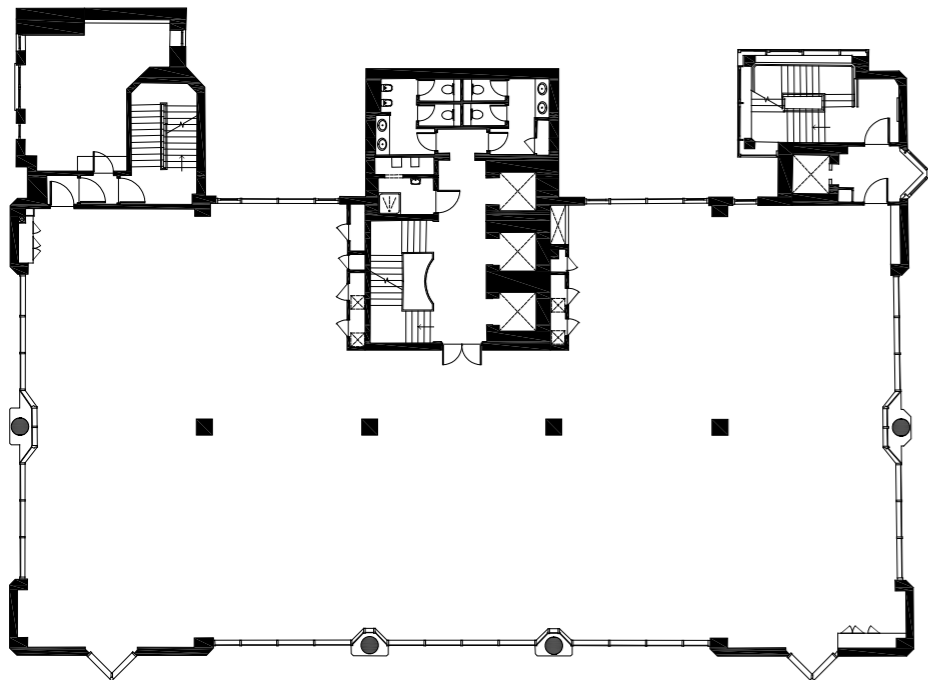


FLOOR PLANS

7TH FLOOR
5,582 SQ FT

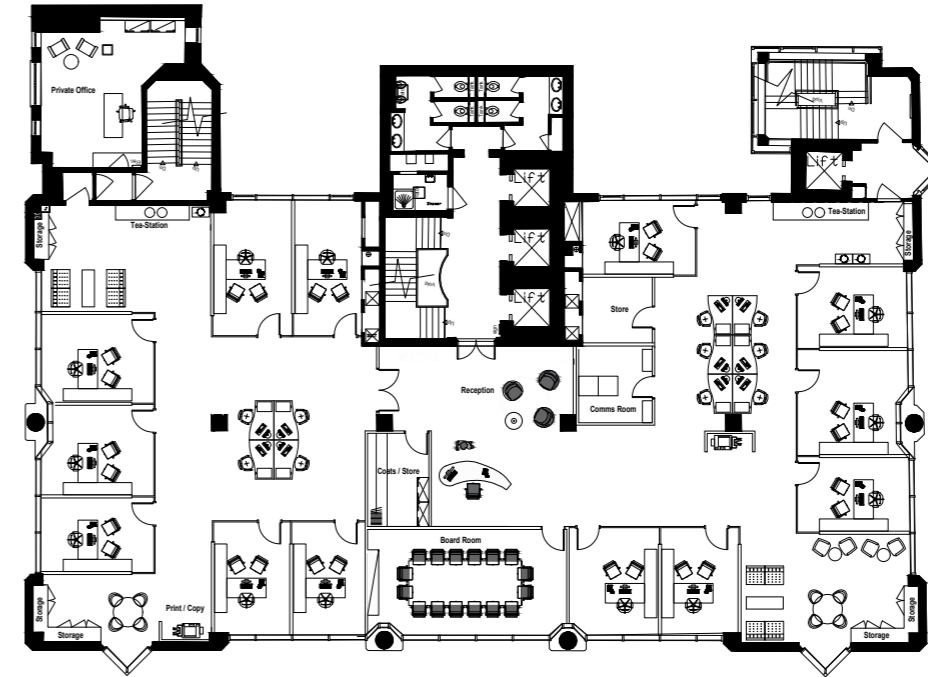


3RD FLOOR
6,501 SQ FT



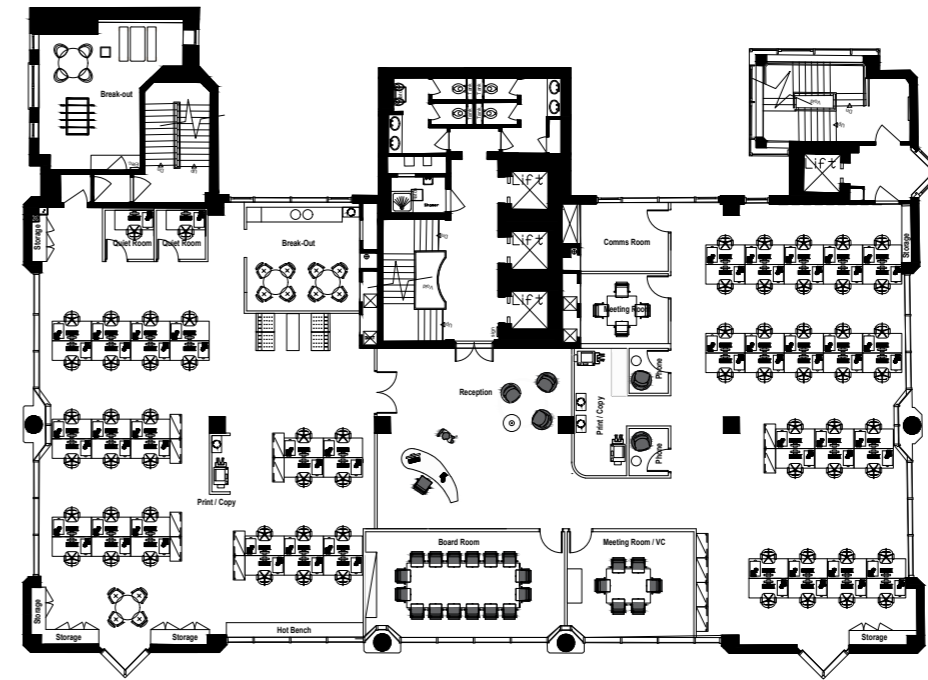
SPACE PLANS

TYPICAL CELLULAR OFFICE



Reception	1
Offices	14
Support staff	8
Meeting rooms	1
Kitchens	2

TYPICAL OPEN PLAN



Reception	1
Desks	51
Support staff	8
Meeting rooms	2
Kitchens	2

LOCATION

The building is prominently located on the south side of Marylebone Road, directly opposite the Landmark Hotel.

Transport links are excellent with Marylebone Station (National Rail services and Bakerloo line), Baker Street (Bakerloo, Circle, Hammersmith & City, Metropolitan and Jubilee lines) and Edgware Road Underground Stations (Circle and Hammersmith & City lines) all within 5 minutes' walk, providing immediate access to six separate tube lines.

TERMS

New Lease terms direct from the Landlord



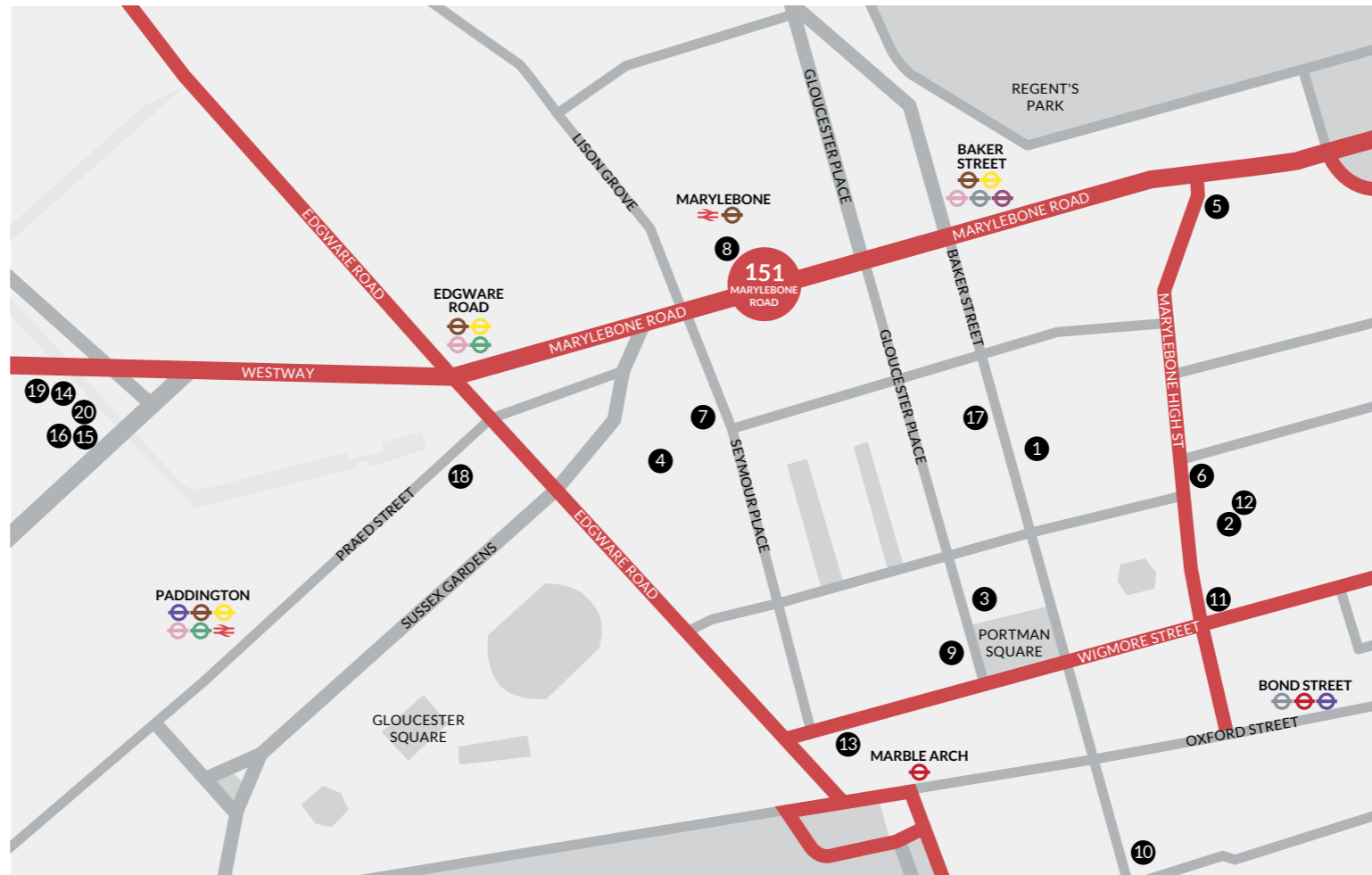
The Ivy Café



Regent's Park



The Marylebone Kitchen



LOCAL AREA

BARS & RESTAURANTS

- 1 Chiltern Firehouse
- 2 The Ivy Café
- 3 Home House
- 4 The Larrik
- 5 Orrery
- 6 Le Relais de Venise L'Entrecote
- 7 Briciole

HOTELS

- 8 The Landmark
- 9 The Hyatt Regency
- 10 The Beaumont
- 11 The Mandeville
- 12 The Marylebone

OCCUPANTS

- 13 British Land
- 14 Microsoft
- 15 VISA
- 16 Vodafone
- 17 BDO
- 18 J C Decaux
- 19 Nokia
- 20 Prudential

CONNECTIVITY

- Marylebone Station 2 min
- Baker Street Underground Station 4 min
- Edgware Road Underground Station 5 min
- Paddington Station 8 min

FOR MORE INFORMATION CONTACT



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