

**1 ASHLAND PLACE, MARYLEBONE,
LONDON, W1U 4AQ**

NEWLY REFURBISHED SELF-CONTAINED AIR-CONDITIONED OFFICES

725 SQ FT (67.35 SQ M)

TO LET

£42,500 PER ANNUM

LOCATION

SITUATED AT THE JUNCTION OF ASHLAND PLACE AND PADDINGTON STREET OVERLOOKING PADDINGTON STREET GARDENS, ALMOST MIDWAY BETWEEN BAKER STREET AND MARYLEBONE HIGH STREET IN THE HEART OF MARYLEBONE.

AS WELL AS A WIDE RANGE OF RESTAURANTS, CAFÉS, BARS & SHOPS IN THE IMMEDIATE VICINITY, THE PROPERTY IS EXCEPTIONALLY WELL LOCATED FOR ACCESS TO PUBLIC TRANSPORT.

BAKER STREET UNDERGROUND STATION (JUBILEE, CIRCLE, METROPOLITAN, HAMMERSMITH & CITY AND BAKERLOO LINES) IS APPROXIMATELY 0.3 MILES (6 MINUTES WALK) FROM THE PROPERTY AND MARYLEBONE MAIN LINE STATION WITH SERVICES TO HEATHROW AND THE WEST, APPROXIMATELY 0.6 MILES (12 MINUTES WALK).

NUMEROUS BUS ROUTES ARE AVAILABLE NEARBY IN BAKER STREET AND EUSTON ROAD.

DESCRIPTION

THESE NEWLY REFURBISHED SELF-CONTAINED OFFICES ARE ACCESSED FROM THEIR OWN ENTRANCE IN ASHLAND PLACE AND ARE ARRANGED OVER FIRST, SECOND & THIRD FLOORS.

THE REFURBISHMENT HAS BEEN CARRIED OUT TO A HIGH STANDARD TO INCLUDE:

- ❖ INDEPENDENT AIR CONDITIONING & HEATING FOR EACH FLOOR
- ❖ CARPET TILES
- ❖ LED LIGHTING THROUGHOUT
- ❖ WCS ON EACH FLOOR WITH UNDERFLOOR HEATING
- ❖ WALL AND FLOOR POWER & DATA POINTS READY FOR CONNECTION TO THE TENANT'S NETWORK/SERVER.
- ❖ TEA POINT ON EACH FLOOR WITH FRIDGE AND DISHWASHER ON FIRST FLOOR.
- ❖ INTRUDER ALARM SYSTEM
- ❖ NEW DOUBLE GLAZED SASH WINDOWS
- ❖ REFURBISHED ROOF AND FRONT FACADE

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PLEASE READ CAREFULLY THE IMPORTANT NOTES PRINTED OVERLEAF



FLOOR AREAS - THE NET INTERNAL FLOOR AREAS EXCLUDING LOBBIES, WC'S & TEA POINTS ARE APPROXIMATELY:

	SQUARE FEET	SQUARE METRES
FIRST FLOOR	222	20.62
SECOND FLOOR	249	23.13
THIRD FLOOR	254	23.60
TOTAL	725	67.35

TERMS

THE PROPERTY IS OFFERED ON A NEW FULL REPAIRING AND INSURING LEASE FOR A LENGTH OF TERM TO BE AGREED

RENT - £42,500 PER ANNUM.

VAT - THE RENT WILL NOT BE SUBJECT TO VAT.

BUSINESS RATES

THE CURRENT RATEABLE VALUE OF THE PREMISES FOR BUSINESS RATES IS £29,500. THE CURRENT UNIFORM BUSINESS RATE IS 51.2P IN THE POUND. BUSINESS RATES PAYABLE FOR THE YEAR 2021/22 ARE £15,104.

PLEASE NOTE THAT THIS INFORMATION IS BASED ON WEB ENQUIRIES AND SHOULD BE CHECKED PRIOR TO ENTERING INTO A CONTRACTUAL COMMITMENT.

LEGAL COSTS - EACH PARTY BE RESPONSIBLE FOR THEIR OWN LEGAL COSTS.

EPC - AN EPC HAS BEEN COMMISSIONED AND WILL BE AVAILABLE ON REQUEST.

VIEWING - FOR VIEWINGS AND FURTHER INFORMATION PLEASE CONTACT:

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