

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



**Short term furnished office floors 520 sq ft - 1,044 sq ft
or
Self-contained building 3,043 sq ft**

To let in the heart of Marylebone.



36 QUEEN ANNE STREET, LONDON, W1

**LOCATION**

The property occupies a prominent position on the north side of Queen Anne Street in Central Marylebone. It is within walking distance of Oxford Circus Underground Station (Central, Bakerloo and Victoria lines) and Bond Street Underground Station (Central and Jubilee lines). It is close to Marylebone High Street, Oxford Street and Bond Street with their excellent shopping and restaurant facilities.

ACCOMMODATION

Comprising an attractive well-appointed period property principally comprising two bright rooms per floor approached through an attractive manned ground floor entrance.

Ground floor	355 sq ft
Basement	586 sq ft
First Floor	564 sq ft
Second Floor	524 sq ft
Third Floor	520 sq ft
Fourth Floor	494 sq ft
Total	3,043 sq ft

Option A: Sublet of second, third and/or fourth floors fitted inclusive on short term basis.

Option B: Sublet the building short term in its entirety.

Option C: New lease over the whole building.

AMENITIES

- * Fully fitted 'turnkey' building.
- * Attractive period building offering bright light floors.
- * Manned reception
- * Meeting rooms
- * Comfort cooling
- * Fully furnished
- * Dedicated fibre line download/ upload speed 100mb.
- * Shower

LEASE

Flexible licenses to 25th December 2021 or new lease on terms by arrangement.

RENT

Upon application

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VIEWING

By appointment through joint sole agents:

Wiltshire Daniels

Daniel Isaacs

020 7529 5559

dbi@wiltshiredaniels.com

Lonic

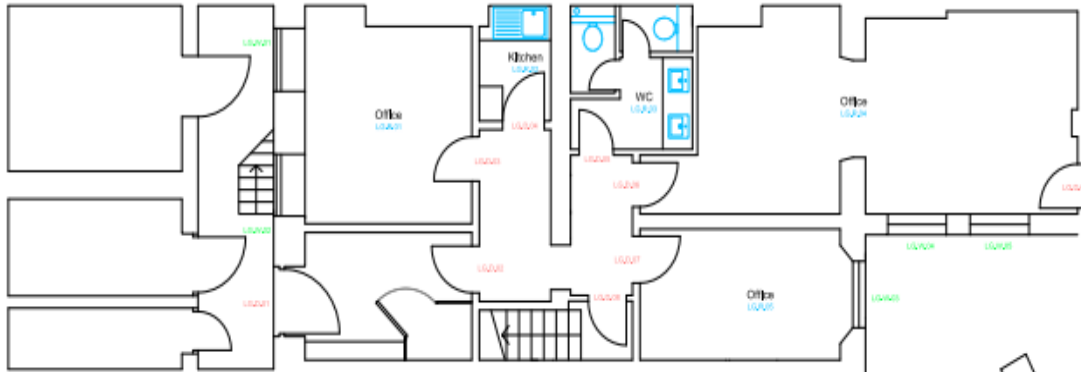
Ross Freedman

0207 486 0900

rmf@lonic.uk

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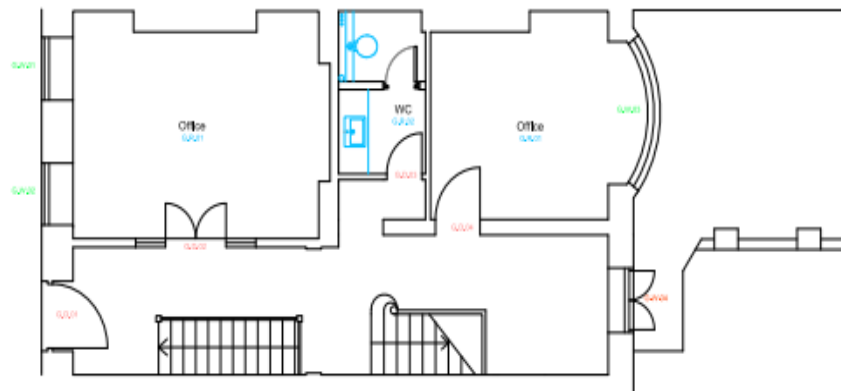
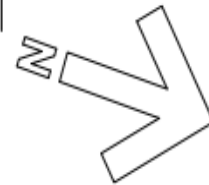


Lower Ground Floor

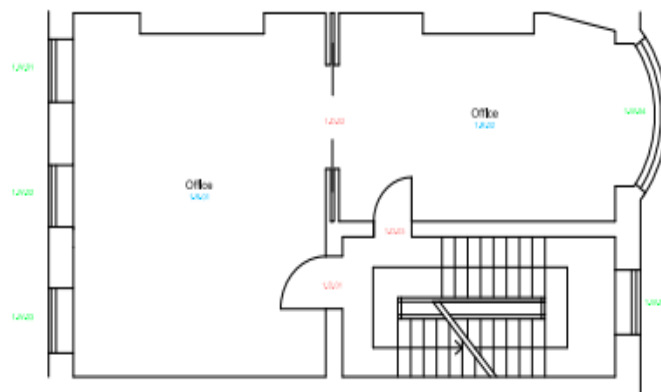
0 1M 2M 4M



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Ground Floor



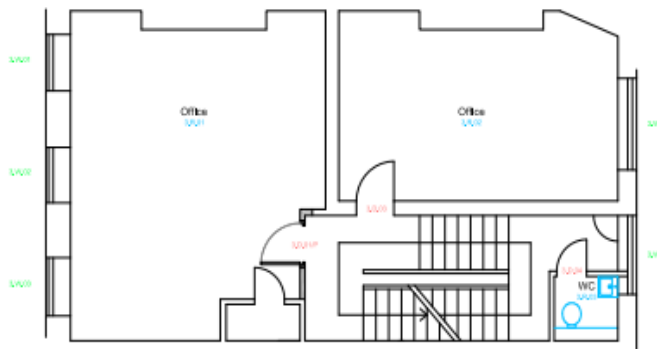
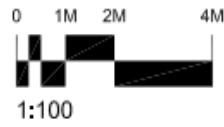
First Floor

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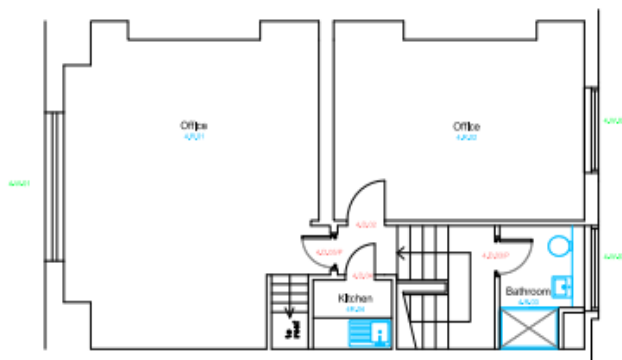
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Second Floor



Third Floor



Fourth Floor