

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



FULLY FITTED GRADE A PLUG & PLAY OFFICE FLOOR

TO LET

10,950 SQ FT/ 1,017 SQ M



2 MARYLEBONE ROAD, LONDON, NW1

Access to fabulous roof terrace, break out and conference/entertainment space



LOCATION

The property is prominently located on the north side of Marylebone Road, at its junction with Albany Street being opposite Great Portland Street underground station. There are a wide variety of shops and restaurants in the immediate vicinity and the location is well served by both underground and bus routes.

ACCOMMODATION

The highly attractive standalone building comprises an original Grade II building to the front with a substantial recently developed extension. The front building provides three generous period style rooms with high ceilings and floor to ceiling windows, ideal for private offices or meeting rooms, being flawlessly connected to the new building which provides modern open plan offices configured to accommodate 150 desks, one private office, three eight person meeting rooms, one fourteen person meeting room and seven informal meeting areas.

First floor	10,950 sq ft	1,017 sq m
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AMENITIES

- * Stunning Grade II building adjacent to Regents Park
- * Access to private gardens in Regents Park
- * Modern extension with 3.1m floor to ceiling height
- * Plaster ceilings and exposed services
- * 2 car parking spaces and disabled/contractor spaces
- * Separate manned entrance for deliveries and drop offs
- * High quality fit out including kitchen and break out area
- * Daily breakfast offering included
- * Extensive shared break out area and substantial roof terrace
- * High quality changing, shower facilities, dry room and lockers
- * Cycle storage
- * Floor to ceiling windows with excellent natural light and views
- * Three 21-person passenger lifts
- * Manned reception with substantial waiting/informal meeting area
- * Sound proofed pod cast studio within the demise
- * Roof top conference/entertaining space available 250 capacity
- * Full catering kitchen annexed to entertaining space

LEASE

A new lease is available for a term by arrangement.

RENT

£77.50 per sq ft to include the benefit of furniture and fit out

RATES

£23.00 per sq ft estimated

SERVICE CHARGE

£20.00 per sq ft estimated

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agents, Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559

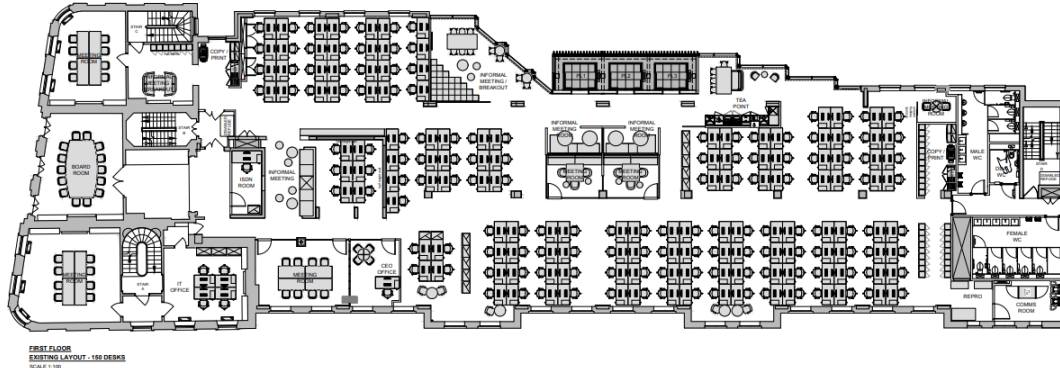
email: dbi@wiltshiredaniels.com



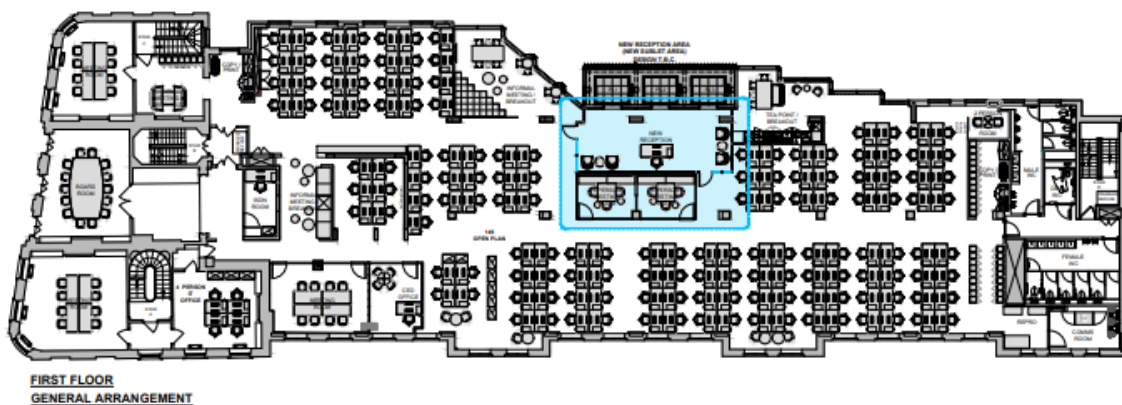
Click here to view [Video tour 2 Marylebone Road](#)



EXISTING



SUGGESTED LAYOUT WITH RECEPTION AREA

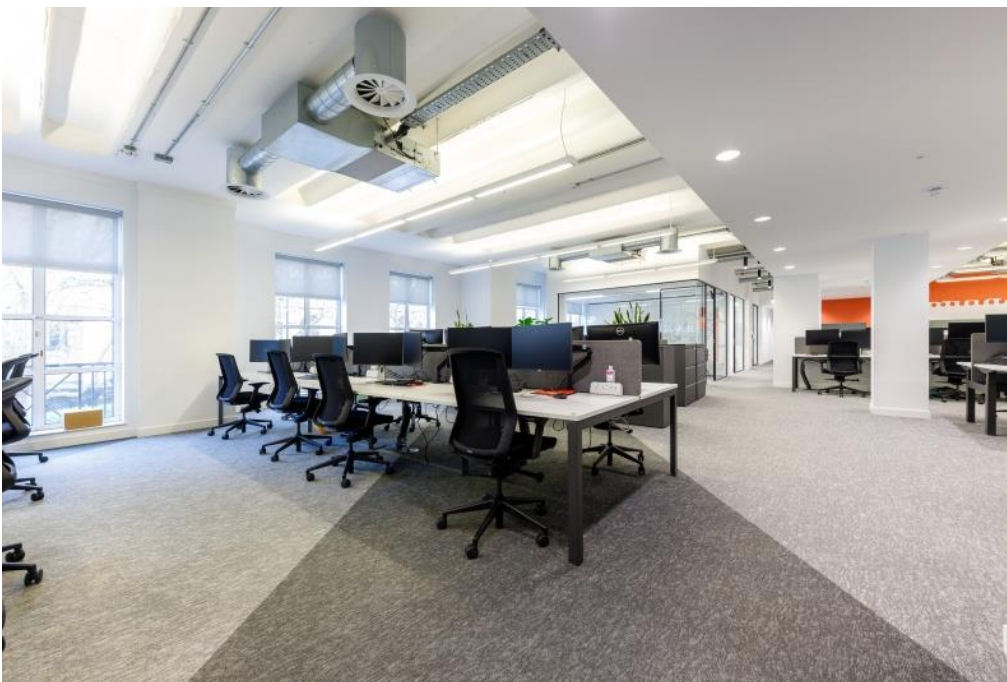




GROUND FLOOR RECEPTION



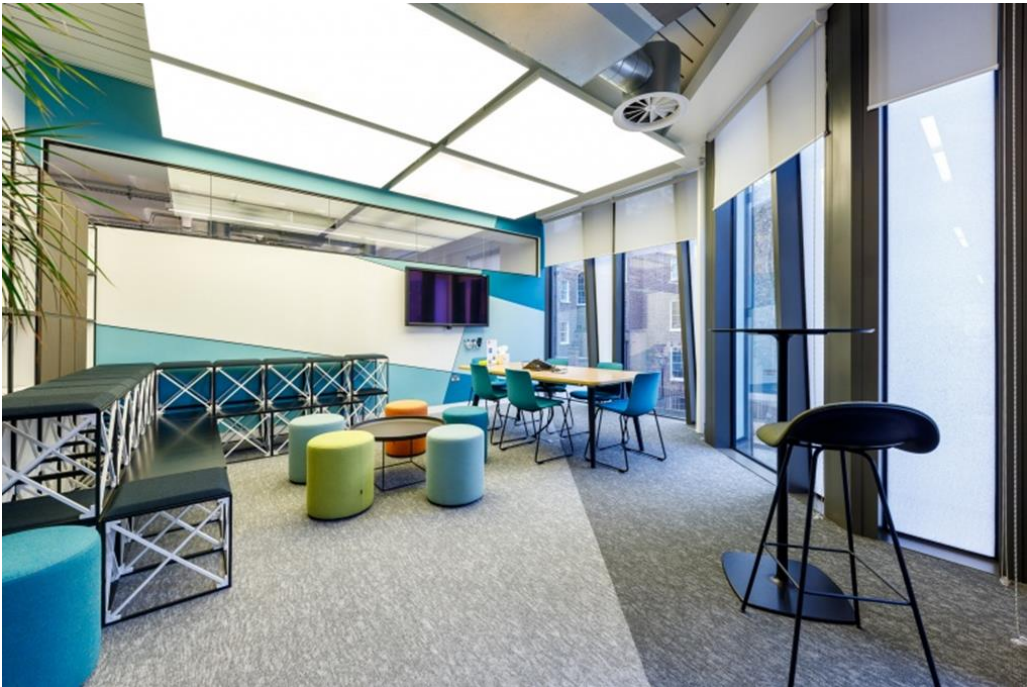
FIRST FLOOR OFFICE



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PERIOD ROOMS ON FRONT ELEVATION





SOUND PROOFED POD CAST ROOM

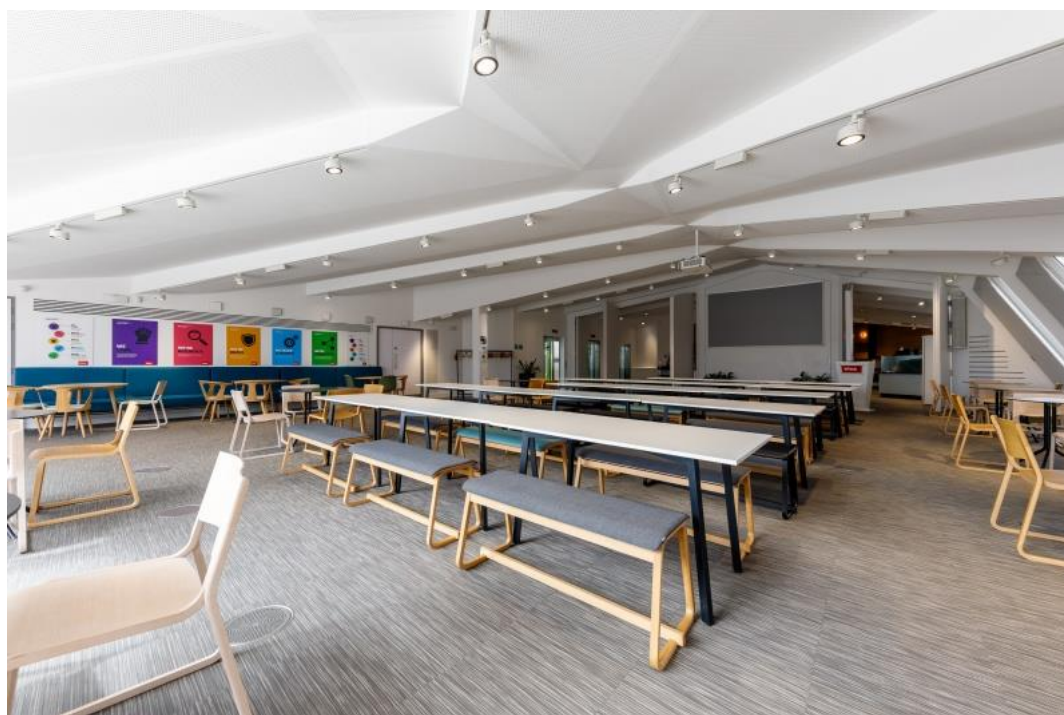




TOP FLOOR (FOURTH) BREAKFAST AREA



BREAKOUT EVENT SPACE





COMMERCIAL KITCHEN FACILITY





SOUTH FACING ROOF TERRACE





BASEMENT SHOWER ROOM





ACCESS TO PRIVATE GARDENS IN REGENTS PARK INCLUDING "NANNIES WALK" A SECRET PASSAGEWAY UNDER THE MARYLEBONE ROAD



