



CRAWFORD STREET · MARBLE ARCH **WIH**

A Grade II listed entire office building is available in the heart of Marylebone opposite Wyndham Place and close to the junction of Seymour Place, just moments from both mainline and Underground stations. The property arranged over 5 floor and is offered as a whole or with retail to the ground and lower ground floor, with three additional floors of office space above.

The building requires full modernisation; however, the landlord is open to discussions regarding a rent-free period. The accommodation is arranged over five floors, offering approximately 2,272 sq ft of gross internal area.

New lease available – to be agreed.

The passing rent is £80,000 per annum.
Business rates to be confirmed.

Rental Price **£80,000** Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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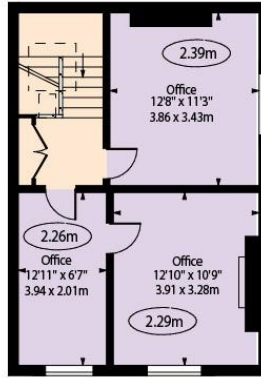
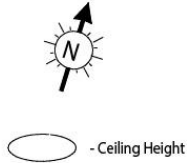


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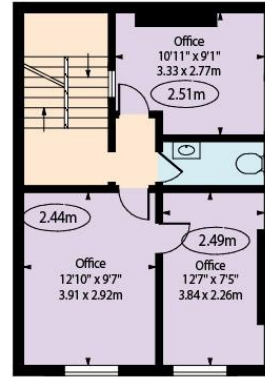


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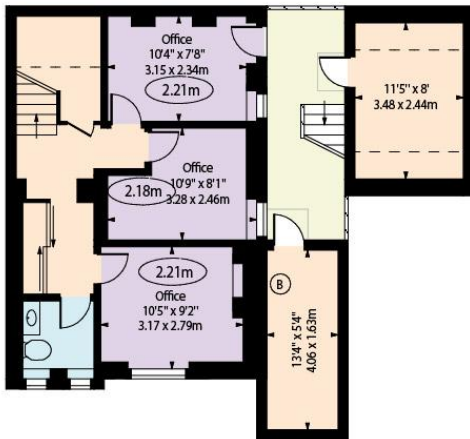
Crawford Street, W1H



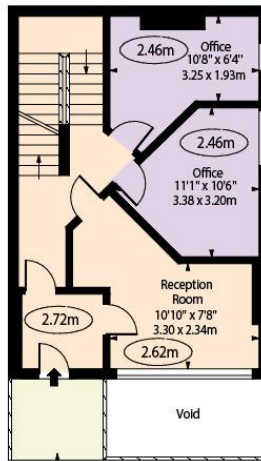
Third Floor



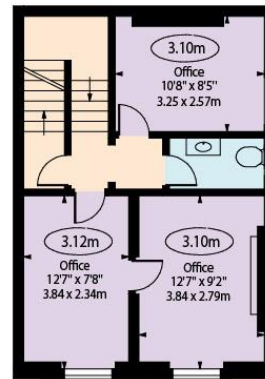
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approx Gross Internal Area 2272 Sq Ft - 211.08 Sq M

Approx Gross Internal Area Of Outbuildings 162 Sq Ft - 15.05 Sq M

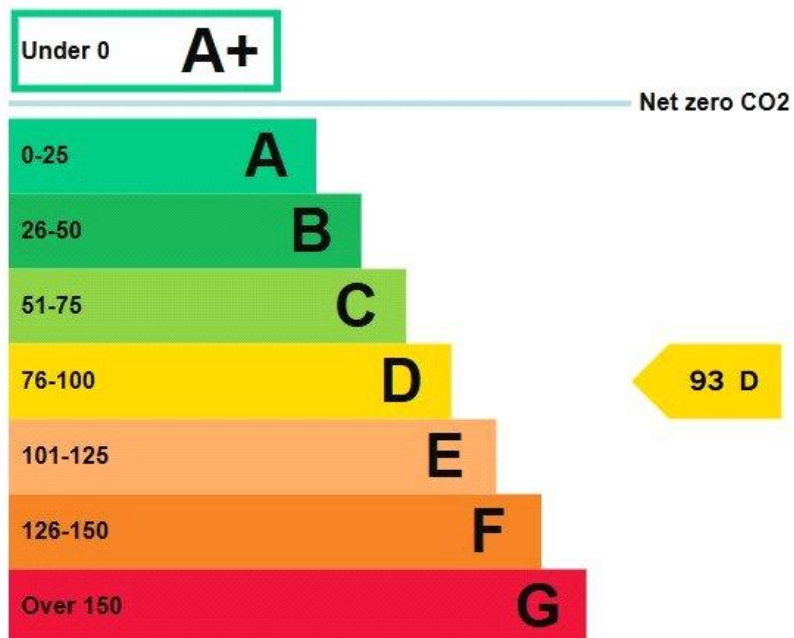
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54484

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

