

Lonic.

55 Blandford Street, W1

Part of The George Blandford Estate



2,600sq ft

55 Blandford St, London, W1U 7HW

Set within a unique courtyard setting, the 3rd floor, measuring 2,600sq ft, is the final floor available following a successful pre letting campaign.

55 Blandford Street is part of The George Blandford Estate, a unique Estate in the heart of Central London.

The 3rd floor has been refurbished to provide 3 private offices, boardroom, break out area, private terrace and open plan desks for up to 25 people, benefiting from an abundance of natural light.

The entire estate has recently undergone significant upgrades including new end of trip shower and cycle facilities.

Lease

New lease/s available for a term by arrangement.

Rent

£105/sq ft
£273,000/pa

Rates

C. £30/sq ft
£78,000/pa

Service Charge

C. £19.50
£51,000/pa

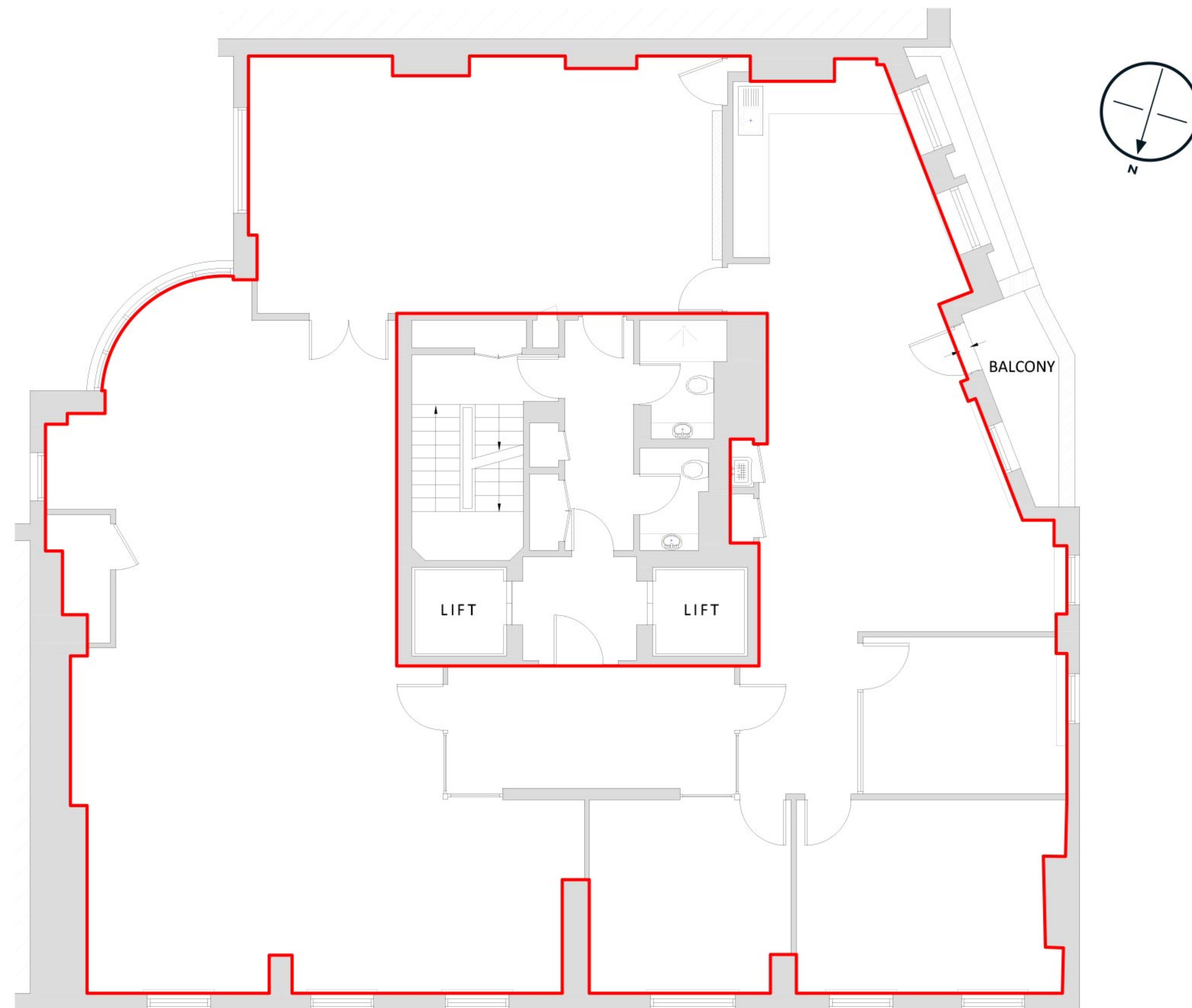
Total

C. £154.50/sq ft
£402,000/pa







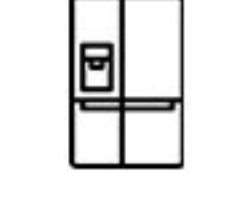




Floor Plan

2,600 sq ft



Amenities

What the building includes:

-  Private Terrace
-  2x Passenger Lifts
-  Abundant Natural Light
-  3x Private Offices
-  Private kitchenette
-  End of Trip Facilities
-  Large Breakout Area
-  Comfort Cooling
-  Large Private Boardroom

Adjacent to Chiltern Street, the West End's most fashionable independent lifestyle destination, and only a stone's throw from the vibrant Marylebone High Street. The Estate has been meticulously developed and comprehensively refurbished over the past 25 years, winning numerous Civic Trust and design awards.

Comprising eighteen shops, beauticians and restaurants, thirty five residential units, and over private offices, the Estate is home to a vibrant mix of established businesses.

Local Amenities

Food and Drink

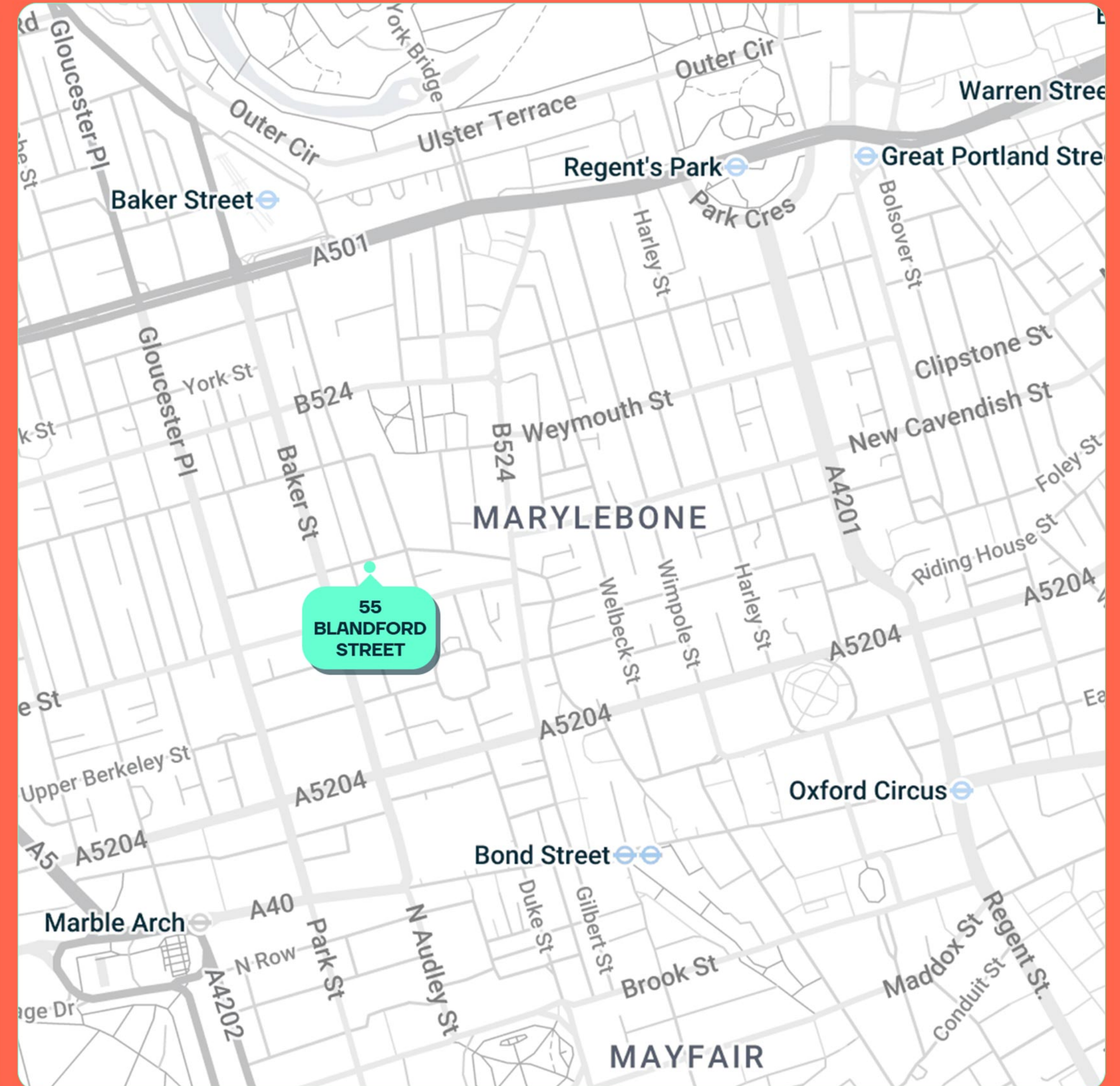
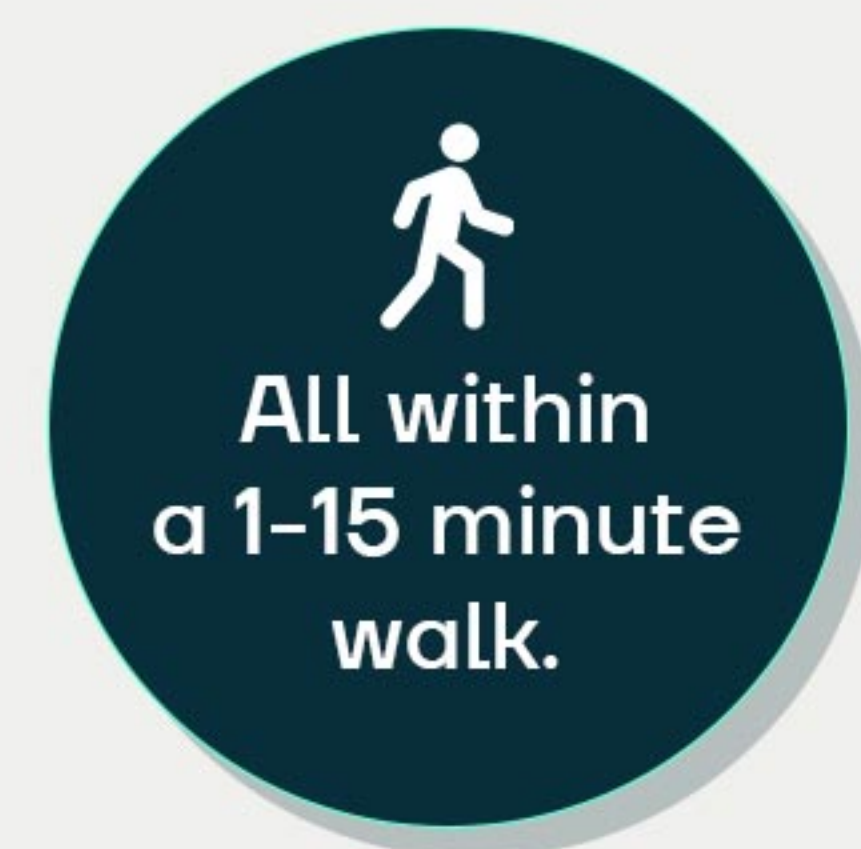
- 01 Lina Stores
- 02 Cavita
- 03 Hagen
- 04 Carlotta
- 05 Delamina
- 06 Ottolenghi
- 07 Fischers
- 08 Chotto Matte
- 09 The Coach Makers Arms
- 10 The Chiltern Firehouse
- 11 KOL
- 12 Granger & Co
- 13 St. JOHN
- 14 108 Brasserie

Travel

- 01 Bond Street 
- 02 Oxford Circus 
- 03 Marble Arch 
- 04 Baker Street 
- 05 Regents Park 

Hotels and Leisure

- 01 The Marylebone Hotel
- 02 Durrants
- 03 The Langham Hotel
- 04 The Landmark Hotel
- 05 Nobu Hotel
- 06 Home House
- 07 Zetter Townhouse
- 08 Henry's Townhouse
- 09 The Wallace Collection
- 10 Wigmore Hall
- 11 Barrecore
- 12 Thirdspace
- 13 1 Rebel
- 14 Kobox
- 15 BXR
- 16 The Cinema at Selfridges



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Welcome to Marylebone.

Contact us to arrange a viewing via:

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