



16 Bryanston Street, London, W1H 7EF

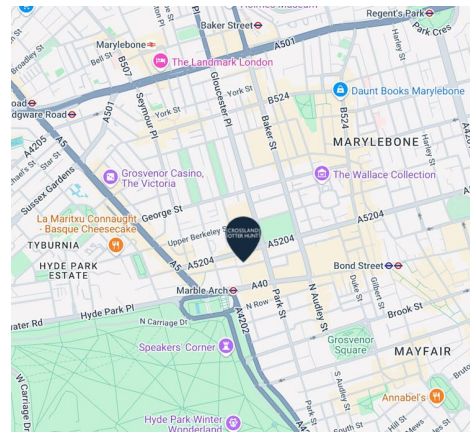
18,489 sq ft (GIA) shell unit in Marylebone, suitable for Offices, Educational, Retail, Medical, Leisure, Conferences etc

- New build in shell condition
- Key location between Oxford Street and Portman Square
- Suitable for a variety of uses
- Huge volume of space

16 Bryanston Street

London, W1H 7EF

CROSSLAND
OTTER HUNT



Summary

Available Size	18,489 sq ft / 1,717.68 sq m
Rent	£950,000 per annum
Service Charge	£3.50 per sq ft
Estate Charge	N/A
EPC	B (30)

Description

16 Bryanston Street is in the heart of Marylebone and offers a self-contained unit of 18,489 sq ft (Gross Internal) to be let on a new lease. The Landlord will consider a wide range of uses for the building. The unit is finished in shell condition for the Tenant to complete both Cat A works (ie lift, heating/cooling, cabling, floors, lighting, staircase etc.) and their own fit out.

Location

On the north side of Bryanston Street which runs between Portman Street and Edgware Road, just north of Oxford Street. The nearest underground stations are Marble Arch and Bond Street. Hyde Park is moments away.

Accommodation

The accommodation comprises the following Gross Internal Areas. The building is available as a whole only

Name	sq ft	sq m	Tenure	Rent	Availability
1st	6,438	598.11	To Let	On application	Under Offer
Ground	3,982	369.94	To Let	On application	Under Offer
Lower Ground	8,069	749.63	To Let	On Application	Under Offer
Total	18,489	1,717.68			

Specification

Shell finish ready to receive Cat A works and the tenant's fit-out. The landlord will contribute to the Cat A works; details on request. Plans and more information are available at

www.16bryanstonstreet.co.uk

Viewings

By appointment only with Crossland Otter Hunt- Contact Mike MacKeith Or Mark Serrell / Hannah Barter at Kenningham Retail

Terms

New lease available. Guiding £950,000 per annum exclusive.



Mike MacKeith

07831361722

mike@coh.eu

Mr Mark Serrell (Joint Agent)

02076377188 | 07885389435

marks@kenninghamretail.com