
PROPERTY PARTICULARS

TO LET
MARYLEBONE MEWS BUILDING
LARGE TERRACE
LEASE ASSIGNMENT / SUB-LET
1,338 SQ FT



8 DURWESTON STREET, LONDON, W1H 1EW

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LOCATION	<p>8 Durweston Street sits in the highly accessible and sought-after Marylebone area, just off York Street and in close proximity to Baker Street. The location benefits from excellent transport links, with London Marylebone station within walking distance, offering both Underground (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines) and mainline rail services.</p> <p>A wide range of additional stations are easily accessible, including Baker Street, Edgware Road, Marble Arch and the Elizabeth line at Bond Street, providing fast connections across London and beyond.</p>								
DESCRIPTION	<p>A charming Mews building arranged over ground and first floors, offering flexible and well-configured office and creative workspace in the heart of Marylebone, available by way of assignment or sub-let. The passing rent is £103,695 per annum, with a lease term of five years commencing on 9th October 2024, and a break clause on 9th October 2027. This building provides an attractive mix of contemporary comfort and character, making it ideal for businesses seeking a central London location with a practical, modern workspace.</p>								
AREA	<p>(all measurements are stated approx.)</p> <table><tr><td>Ground floor:</td><td>686 sq ft</td></tr><tr><td>1st floor:</td><td>652 sq ft</td></tr><tr><td>Total:</td><td>1,338 sq ft</td></tr></table>	Ground floor:	686 sq ft	1 st floor:	652 sq ft	Total:	1,338 sq ft		
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RENT	£103,695 PAX / £77.50 psf								
BUSINESS RATES	We understand that business rates payable are £35,280 p.a. / £26.37 psf. However, interested parties are advised to make their own enquiries.								
SERVICE CHARGE	We understand that there is no service charge payable.								
USE	B1/Offices								
LEASE	Available by way of assignment or sub-let of the existing lease								
VIEWING	<p>Through Joint Sole Agents:-</p> <table><tr><td>ARMITAGE REAL ESTATE</td><td>Workplace Company</td></tr><tr><td>Josh Shapiro</td><td>Joshua Levi</td></tr><tr><td>josh@armitagerealestate.co.uk</td><td>jl@theworkplacecompany.co.uk</td></tr><tr><td>07521673997</td><td>07807231203</td></tr></table>	ARMITAGE REAL ESTATE	Workplace Company	Josh Shapiro	Joshua Levi	josh@armitagerealestate.co.uk	jl@theworkplacecompany.co.uk	07521673997	07807231203
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