



## 46 Crawford Street, London, W1H 1JU

46 Crawford St, Marylebone – flexible office suites (1st & 3rd floor) with kitchenettes & toilets. Rents £18–25K pa, SBR relief may apply.

### Key Points

- Prime Marylebone location close to Marylebone Road & Baker Street.
- Bright, well-presented interiors with excellent natural light.
- Lower ground floor toilet facilities, well maintained.
- Asking rents £18K–£25K pa, tenants responsible for business rates.
- Flexible office suites on the 1st (Suite 4) and 3rd floors (Suite 8).
- Two kitchenettes for tenant convenience.
- Available on new, flexible lease terms.
- Potential eligibility for Small Business Rates Relief (tenant to investigate).

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## Summary

<b>Available Size</b>	120 to 343 sq ft
<b>Rent</b>	£18,000 - £25,000 per annum
<b>Rates Payable</b>	£25 per sq ft Potential to benefit from SBRR
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	N/A
<b>Total</b>	£25 - £25 per sq ft
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Not applicable

## Description

46 Crawford Street is a well-presented mixed-use building comprising multiple office suites across several floors. Suite 4 on the first floor offers bright, flexible workspace with excellent storage space and large windows, while Suite 8 on the third floor provides a quiet, professional environment suitable for a range of office uses.

The building benefits from two modern kitchenettes and well-maintained lower ground floor toilet facilities, providing convenience for tenants. The overall layout is practical, offering adaptable spaces to suit businesses of varying sizes.

## Location

46 Crawford Street is situated in the heart of Marylebone, close to Marylebone Road and Baker Street, offering excellent visibility and footfall. The area benefits from a mix of boutique shops, cafés, restaurants, and professional services, creating a vibrant yet affluent environment.

Transport links are excellent, with Marylebone, Baker Street, and Edgware Road Underground stations within walking distance and frequent bus routes along Marylebone Road, providing easy access across Central London.

This prime location combines strong commercial appeal, high-quality surroundings, and superb connectivity, ideal for a range of occupiers.

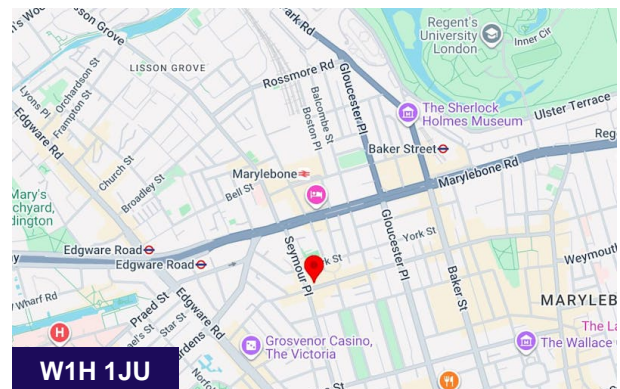
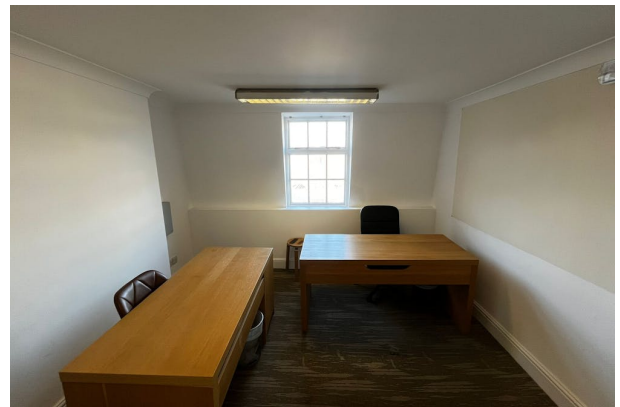
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Suite 4	343	31.87	£25,000 /annum	Available
3rd - Suite 8	120	11.15	£18,000 /annum	Available
<b>Total</b>	<b>463</b>	<b>43.02</b>		

## Terms

Both suites are available on new, flexible lease terms, with asking rents of £25,000 and £18,000 per annum respectively. Tenants are responsible for their own business rates, and may benefit from Small Business Rates Relief (prospective tenants should carry out their own investigations).



## Get in touch



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