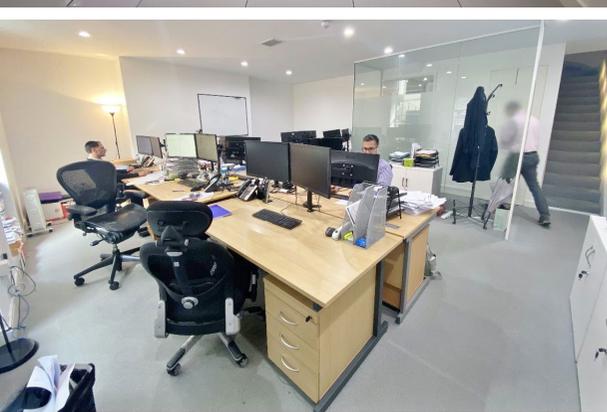




12 PORTMAN CLOSE

Marylebone, London, W1H 6BR



LEASE TERM

Assignment. Available by way of assignment until September 2026, with a break at August 2024

DESCRIPTION

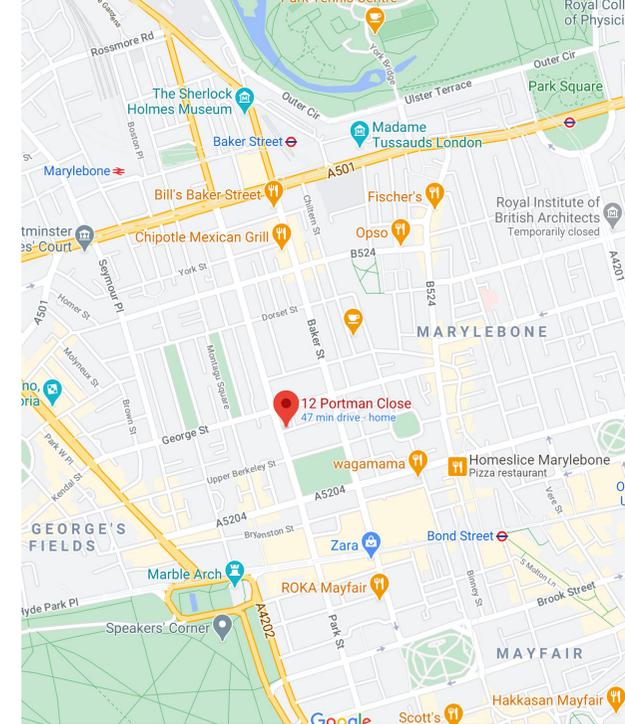
This 1,400 sq.ft office space is located in the heart of Marylebone. The office is arranged over two floors and comprises of a reception area, a large board room, a private office space and an open plan office space. The units benefit from some storage area, demised kitchen and WCs.

AMENITIES

- Plug & Play
- Fully fitted
- Characterful Features
- 50/100mb fibre and cabled throughout
- Entry phone system
- Electric heating
- Comfort cooling
- Fitted kitchenette
- Carpet flooring
- Excellent natural light
- Open plan
- Meeting rooms and Board room
- Demised toilets
- 24 hour access
- Car parking (basement)
- CCTV System
- EPC - D (82)

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
GF & LG	1,400	£40.00	£12.74	£3.50	£78,736	Available



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