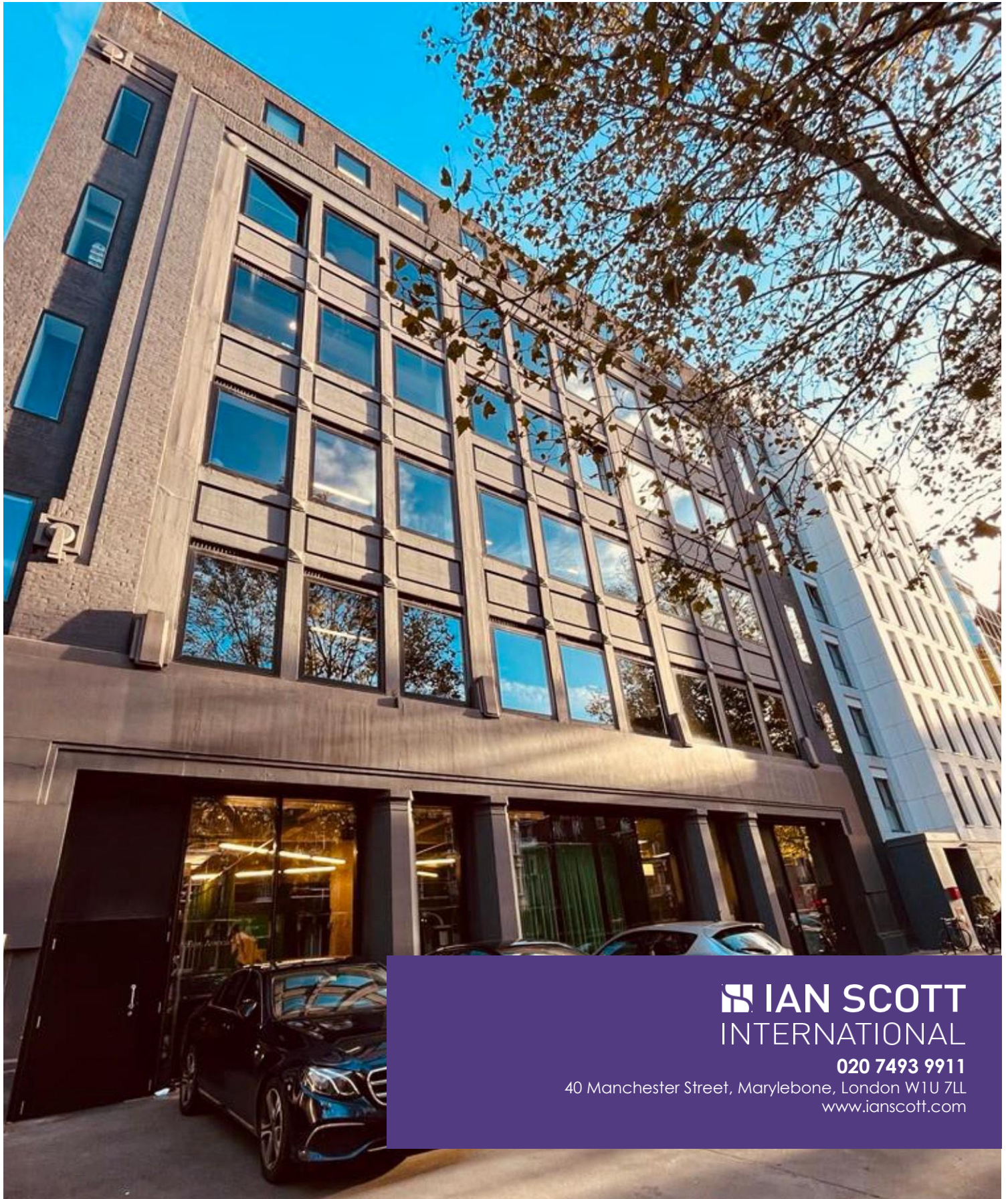


The Edison

TO LET

1st Floor - Approx. 3,775
sqft

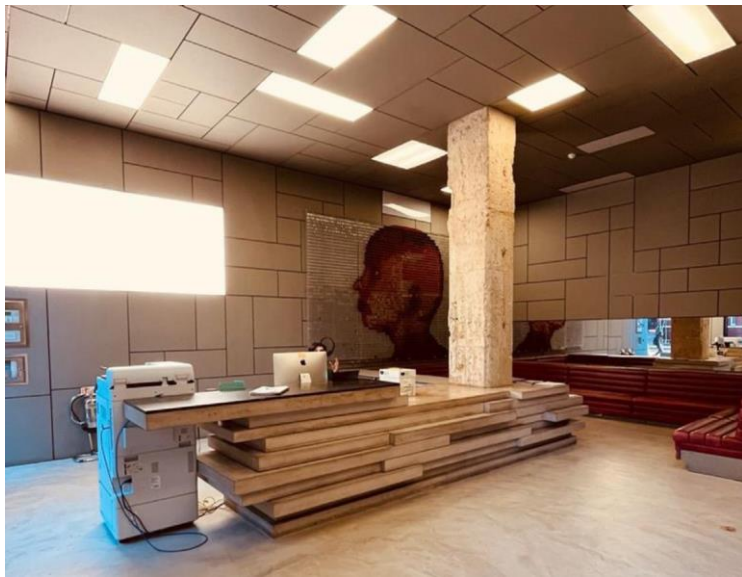
223-231 Old Marylebone Road, London NW1



IAN SCOTT
INTERNATIONAL

020 7493 9911

40 Manchester Street, Marylebone, London W1U 7LL
www.ianscott.com



LOCATION

Situated in the district of Marylebone, close to Crawford Street. The area boasts some of the finest hotels, eateries & shops that London has to offer.

Transport links are excellent with Baker Street, Edgware Road, Marylebone & Paddington Underground/Overground stations all within close proximity.

ACCOMMODATION

This media/creative space comprises 3,775 sq ft. Currently arranged as open plan with a large board room. The premises boasts 3.85 m ceiling height with exposed services, exposed concrete ceilings & columns, dual aspect double glazed windows, polished concrete floor finish, AC/comfort cooling, own shower suite and WC's, separate kitchen, 24 hour manned reception, private bicycle storage & Fibre internet.

LEASE

The premises are available by way of a new FR&I lease, contracted outside the security of tenure provisions of the L&T act 1954.

RENT

Available upon request.

SERVICE CHARGE

Circa £12 per sq ft

RATES

Rates payable are £63,488 pa. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly by appointment only through sole agents of Ian Scott International.

 **IAN SCOTT**
INTERNATIONAL

KELLY MYERS

M: 07739 220 411

E:

kelly@ianscott.com

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Ian Scott International, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. Regulated by the Royal Institution of Chartered Surveyors