

To Let

Superb Media Style Warehouse Building

Fully Refurbished

4,576 sq ft

8 Broadstone Place, Marylebone

London W1



Location: Broadstone Place is located just off Baker Street between Blandford Street and Dorset Street, a short walk from Baker Street Underground Station.

Accommodation: The building has been fully refurbished by the existing tenant and provides a warehouse style self-contained office building planned as follows:

1 st floor	1,440 sq ft
Ground floor	1,665 sq ft
Lower ground floor	1,471 sq ft
TOTAL	4,576 sq ft



- Amenities:**
- Air conditioning
 - 3 fully fitted kitchens
 - Exposed brickwork
 - Skylights
 - Showers
 - Mixture of private and open plan offices

Terms: Either:

A new sub-lease for a term expiring 10th July 2014 outside the Landlord & Tenant Act at a rental of £175,000 per annum exclusive.

Or

An assignment of our client's lease expiring 10th July 2019 subject to a tenant's rent review and break clause on 10th July 2014.

Further details upon request.

Legal Costs: Each party to bear their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through sole agents.

Mark Kleinman
James Andrew International
Tel: 020 7224 4436
email: mkleinman@jamesandrew.co.uk