



**17A, 18, 19 HARCOURT STREET,  
MARYLEBONE**

Offices To Let 7,680 Sq Ft



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**Location**

The building is located in Harcourt Street close to the junction of Marylebone Road and Seymour Place, within easy walking distance of Edgware Road (Bakerloo, Circle, Hammersmith & City and District), Baker Street (Bakerloo, Jubilee, Metropolitan, Circle, Hammersmith & City) and Marylebone (Bakerloo).



**Amenties**

- Carpeted
- Air conditioning
- Recessed lighting
- Shower
- Kitchen
- Car parking
- Skylights
- 2 balconies
- WCs on all floors
- Mixture of open plan and private offices
- Boardroom
- Reception

**Accommodation:**

Ground floor	2,761 sq ft	256 sq m
1st floor	2,801 sq ft	260 sq m
2nd floor	2,118 sq ft	197 sq m
<b>TOTAL</b>	<b>7,680 sq ft</b>	<b>713 sq m</b>

**Residential Use:**

The two front suites at first and second level have planning consent to be used either as offices or as two completely self-contained one bedroom apartments with separate access.

**james andrew international**  
**020 7224 4436**  
www.jamesandrew.co.uk

**Terms**

Upon application.

**Contact:**

For further information and viewings please contact sole agents:

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The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of the particulars hereby is excluded. The accommodation is offered subject to contract and unless otherwise stated, all rents are quoted exclusive of VAT. (June 2008)