

## To Let

# 13-16 Jacobs Well Mews off Marylebone High Street London W1

3<sup>rd</sup> Floor – 1,565 sq ft



**Location:** Jacobs Well Mews is located off George Street, close to the junction with Marylebone High Street.

**Accommodation:** The accommodation comprises 1,565 sq ft fitted out mainly as open plan with a boardroom.

**Amenities:**

- Excellent natural light
- Air conditioning
- Kitchen
- Carpeted
- Shared use of ground floor meeting rooms
- Open plan
- Boardroom
- Private WC's
- Shower

**Lease:** A new sub-lease for a term by arrangement.

**Rent:** £37.50 per sq ft exclusive.

**Rates:** £7.70 psf.

**Service Charge:** £5.00 psf.

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

**For further information and viewings please contact sole agents:**

**Mark Kleinman**  
**James Andrew International**  
**Tel: 020 7224 4436**  
**email: [mkleinman@jamesandrew.co.uk](mailto:mkleinman@jamesandrew.co.uk)**