

# 259-269 OLD MARYLEBONE

LONDON, NW1 5RA



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These serviced offices in Old Marylebone Road are ideal for traveling around London's West End. Its 3 stories of contemporary unbranded office and shared workspace feature available parking are topped by a unique roof terrace offering outstanding views. Meeting rooms are available to hire as well as a fully staffed reception and onsite management team.

## LOCATION

This serviced office building is in a superb locations with a host of very popular restaurants and bars nearby and just a few minutes walk from Edgware Road tube station. This is on the District, Circle, Hammersmith and City and Bakerloo lines which makes getting around London very easy.

## SPECIFICATION/AMENITIES

- Underground parking facilities available within the building
- Catering Services
- PA/Secretarial Support
- Meeting rooms and business lounge for more informal meetings

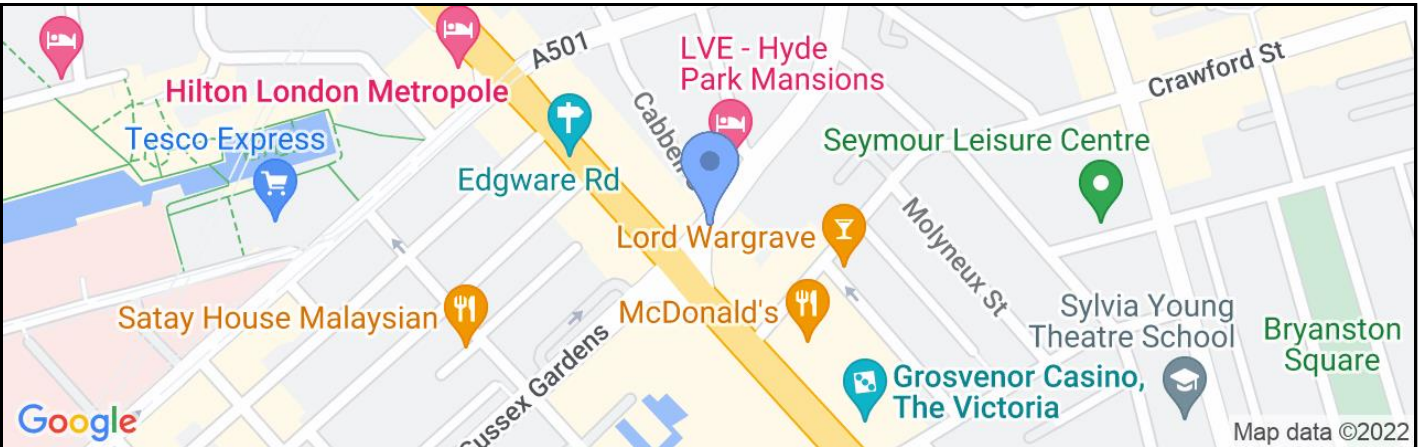


# 259-269 OLD MARYLEBONE

LONDON, NW1 5RA



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Standard Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2022

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)