

# HENRY WOOD HOUSE

1-3 RIDING HOUSE ST, MARYLEBONE, W1W 7DR



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The former home of the BBC in Langham Place, W1, this vast building has been converted into serviced offices. A comprehensive refurbishment has been undertaken to provide a high quality fit out with plenty of communal space available to use to break out of the office. This includes a number of meeting rooms, dining areas, kitchen facilities, club rooms, private library, an onsite gym, telephone booths and a private screening room with editing suite.

The offices are fully furnished providing you with high spec IT/Telephony as well as bike storage and shower facilities. You can extend the number of desks or size of the office within your licence agreement which is great for start up companies and those who are rapidly expanding.

## LOCATION

The closest underground station is Oxford Circus (Central, Victoria and Bakerloo lines) as well as being just off Cavendish Square there is a huge array of amenities on your doorstep. You have some of the finest shopping London has to offer as well as a short walk to Soho for bars, restaurants and nightclubs. You are perfectly placed to experience London in its fullest.

## SPECIFICATION/AMENITIES

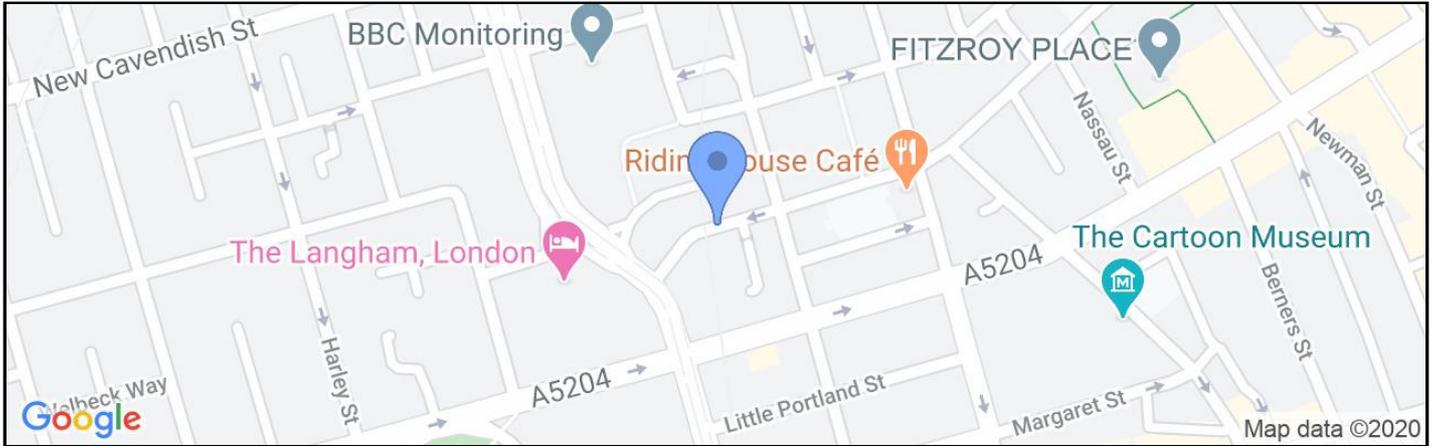
- Excellent transport links
- Simple licence agreement
- Dedicated on site staff
- Fully furnished offices
- 24hr access
- Dedicated centre reception
- High speed broadband
- Kitchen facilities on each floor

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

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

### Subject to 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. March 2020