



## 9 Sherlock Mews, London, W1U 6DP

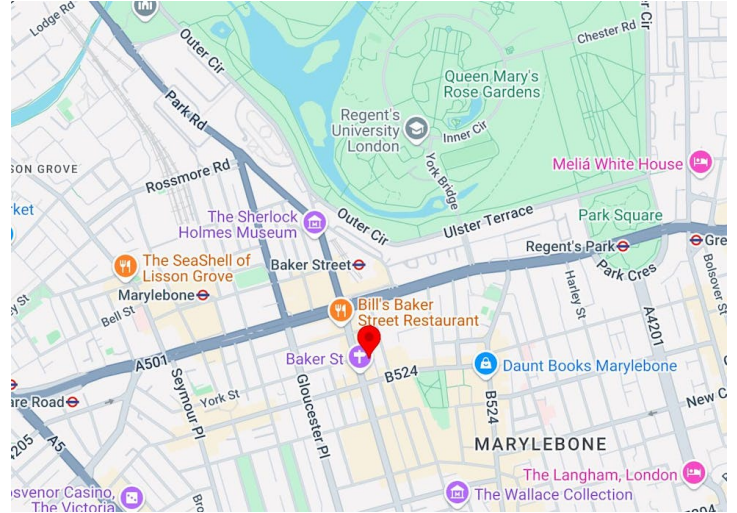
### Mews Office Building To Let

900 sq ft

- Self contained building
- Kitchenette
- Shower
- Quiet Marylebone Mews location
- WC
- Good natural light

# 9 Sherlock Mews

London, W1U 6DP



## Summary

|                |                        |
|----------------|------------------------|
| Available Size | 923 sq ft / 85.75 sq m |
| Rent           | £55,000 per annum      |
| Rates Payable  | £22.31 per sq ft       |
| Service Charge | N/A                    |
| EPC            | Upon enquiry           |

## Description

The accommodation is split across three floors of this charming mews, benefiting from good natural light from both the front and rear elevations, and a kitchen, shower, and WC.

## Location

Sherlock Mews is located just north of Paddington Street, a short distance east of Baker Street Underground Station, which serves the Circle, Jubilee, Bakerloo, Hammersmith & City, and Metropolitan lines. The station is within a five-minute walk.

## Accommodation

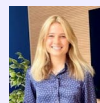
The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month      | Availability |
|--------------|------------|--------------|--------------|-----------------------|------------------------|------------------|--------------|
| 2nd          | 353        | 32.79        | £60          | £22.31                | n/a                    | £2,421.29        | Available    |
| 1st          | 422        | 39.21        | £60          | £22.31                | n/a                    | £2,894.57        | Available    |
| Ground       | 148        | 13.75        | £60          | £22.31                | n/a                    | £1,015.16        | Available    |
| <b>Total</b> | <b>923</b> | <b>85.75</b> | <b>£60</b>   | <b>£22.31</b>         |                        | <b>£6,331.02</b> |              |



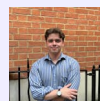
**Phil Frenay**

02073992742 | 07818566174  
phil@coh.eu



**Charlotte Steele**

020 7408 1114 | 07503625481  
charlotte@coh.eu



**Mathis Piquiot**

07856686966  
mathis@coh.eu