



YORK HOUSE, 45 SEYMOUR STREET, LONDON, W1H 7JT

OFFICE TO LET

4,808 SQ FT (446.68 SQ M)



Summary

Available Size	4,808 sq ft
Rent	£73.00 per sq ft
Rates Payable	£28.45 per sq ft
Service Charge	£17.31 per sq ft
EPC Rating	Upon enquiry

- Existing fitout
- DDA compliant Amenities
- Fantastic natural light
- Self contained WC's
- 4-pipe fan coil air conditioning
- Commissionaire
- LG7 PIR lighting
- Bike racks/showers in basement
- Raised floors



Location

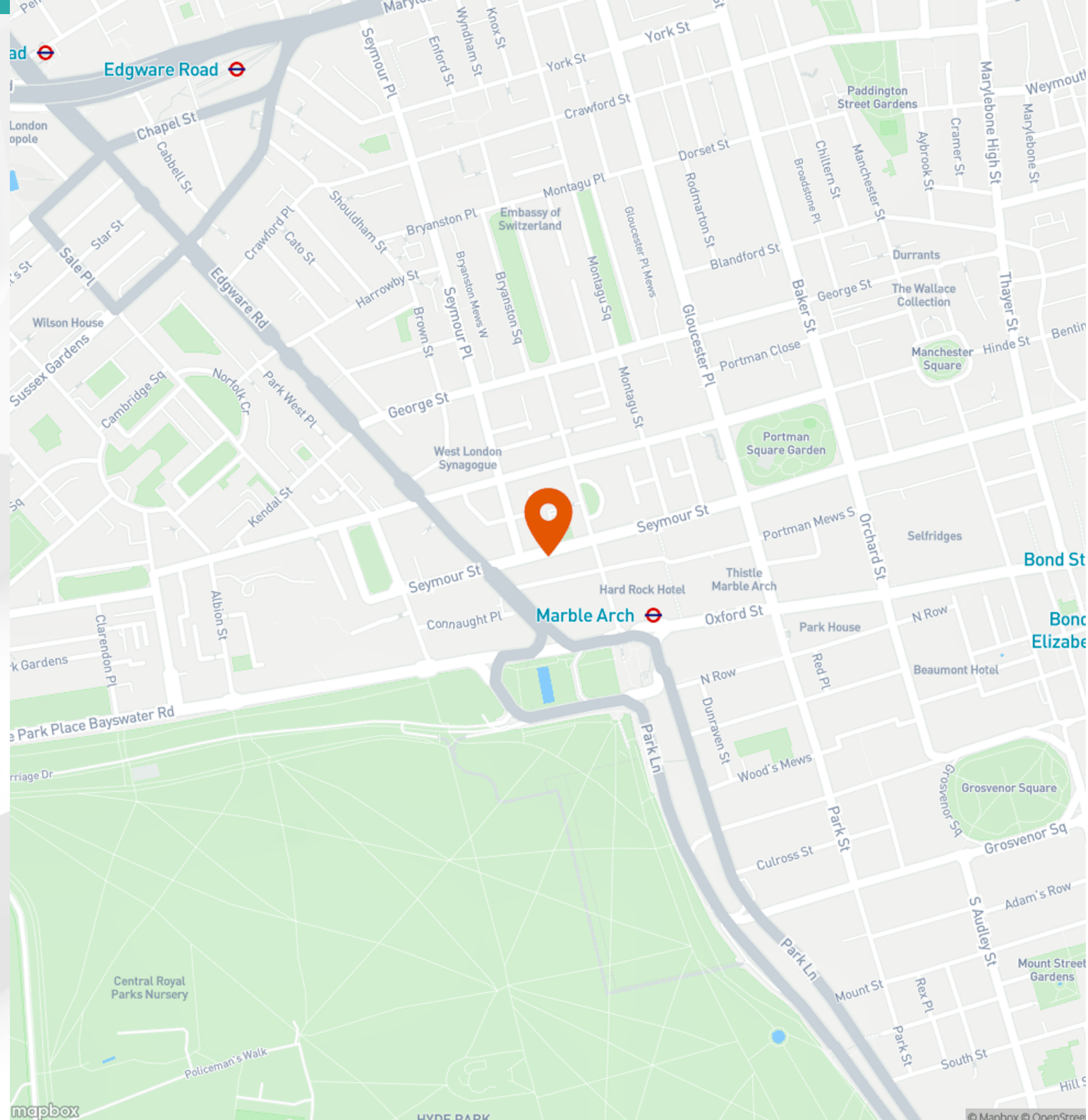


York House, 45 Seymour Street, London, W1H 7JT

York House is situated on a corner plot bordered by Seymour Street, Edgware Road, Bryanston Street, and Cumberland Place.

The area boasts excellent access to public transportation, with Marble Arch, Bond Street, and Baker Street underground stations in close proximity, while Marylebone and Paddington mainline stations are also conveniently within walking distance.

Located in a vibrant part of London, there are many restaurants, gyms and shops to choose from including coffee shops on the ground floor of the building, immediately to the south-west of the property is Hyde Park allowing access to green space.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,808	446.68
Total	4,808	446.68

Specification

The property was constructed in 2007 by British Land. The available office space occupies the ground floor, offering views onto Seymour Street and Bryanston Street. Fitted to a high standard, the space includes raised floors, suspended ceilings, and a built-in kitchenette and breakout room. Featuring an open-plan design, the area accommodates 56 desks and a 12-person boardroom.

Existing layout:

- 6-person meeting room
- 12-person meeting room
- 2 further small meeting rooms
- Printer room
- Breakout room
- Reception
- 56 workstations
- Communal showers and cycling storage

Viewings

Strictly by appointment through sole agents: Will Lawther / Matt Waite.

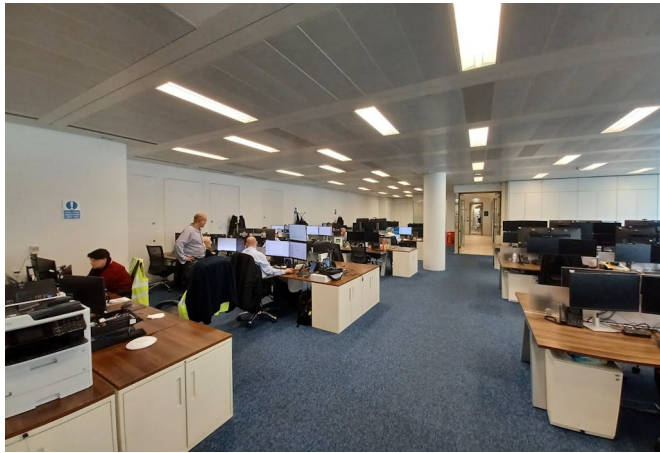
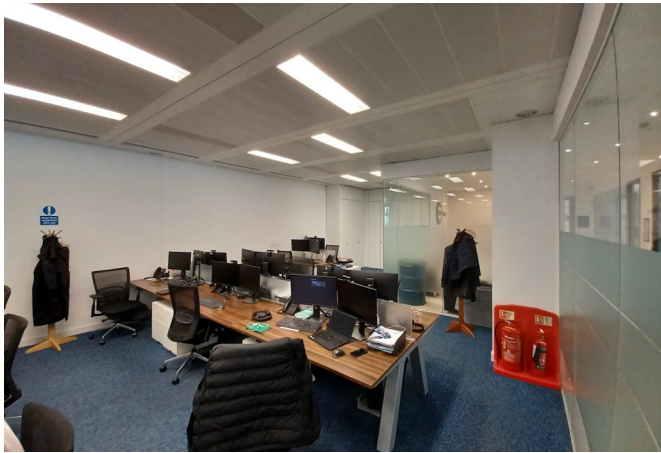
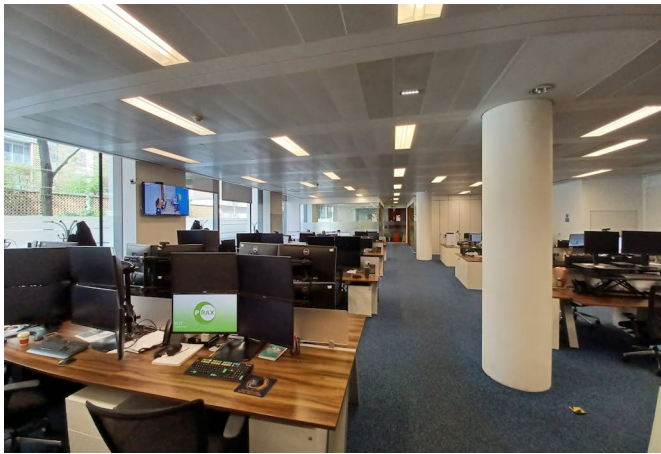
Terms

The accommodation is available by way of a sub-lease or assignment until 26th July 2027. There is a tenant break option 1st June 2025. Alternatively, a new lease may be available direct from the landlord.

Rent - £73.00

Rates - £28.45

Service Charge - £17.31





Enquiries & Viewings



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**Vail
Williams**

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