

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **FULLY FITTED GRADE A PLUG & PLAY OFFICE FLOOR**

**TO LET**

**10,950 SQ FT/ 1,017 SQ M**



**2 MARYLEBONE ROAD, LONDON, NW1**

**Access to fabulous roof terrace, break out and conference/entertainment space**

**LOCATION**

The property is prominently located on the north side of Marylebone Road, at its junction with Albany Street being opposite Great Portland Street underground station. There are a wide variety of shops and restaurants in the immediate vicinity and the location is well served by both underground and bus routes.

**ACCOMMODATION**

The highly attractive standalone building comprises an original Grade II building to the front with a substantial recently developed modern wing. The front building provides four generous period style rooms with high ceilings and floor to ceiling windows, ideal for private offices or meeting rooms, being flawlessly connected to the new wing providing modern open plan offices with floor to ceiling windows and good views on both sides. It is currently configured to accommodate 150 desks, one private office, three eight-person meeting rooms, one fourteen-person meeting room and several informal meeting areas.

First floor	10,950 sq ft	1,017 sq m
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**AMENITIES**

- \* Stunning Grade II building adjacent to Regents Park
- \* Access to private gardens in Regents Park
- \* Modern wing with 3.1m floor to ceiling height
- \* Plaster ceilings and exposed services
- \* 2 car parking spaces and disabled/contractor spaces for occasional use
- \* Separate manned entrance for deliveries and drop offs
- \* Quiet side street for taxi drop off and waiting
- \* High quality fit out including kitchen and break out area
- \* Daily breakfast offering included
- \* Extensive shared break out area and substantial roof terrace
- \* High quality changing, shower facilities, dry room and lockers
- \* Cycle storage
- \* Floor to ceiling windows with excellent natural light and views
- \* Three glass 21-person passenger lifts
- \* Manned reception with substantial waiting/informal meeting area
- \* Small sound proofed podcast studio within the demise
- \* Roof top conference/entertaining space available 250 capacity
- \* Full catering kitchen annexed to entertaining space

**LEASE**

A new lease is available for a term by arrangement.

**RENT**

£77.50 per sq ft to include the benefit of furniture and fit out

**RATES**

£23.00 per sq ft estimated

**SERVICE CHARGE**

£20.00 per sq ft estimated

**LEGAL COSTS  
VIEWING**

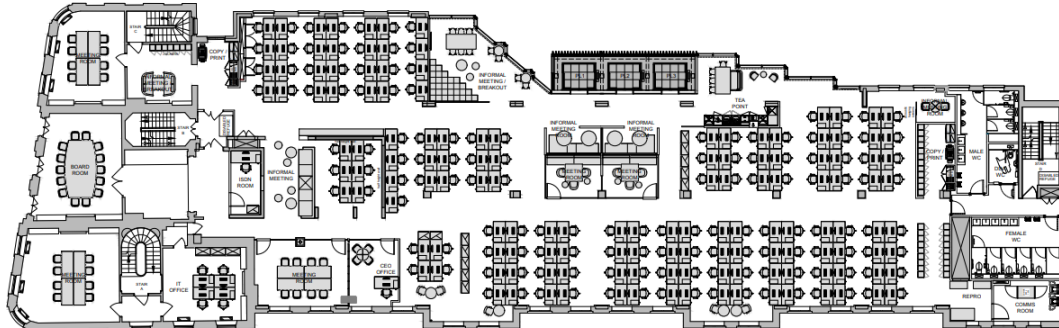
Each party to be responsible for their own legal costs.  
By appointment through sole agents, Wiltshire Daniels  
Contact Daniel Isaacs on 020 7529 5559  
email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)



Click here to view [Video tour 2 Marylebone Road](#)

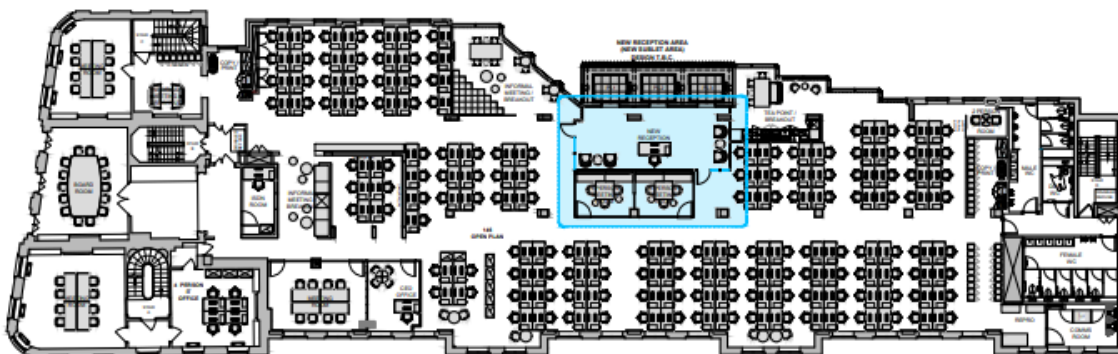


**EXISTING**



FIRST FLOOR  
EXISTING LAYOUT - 150 DESKS  
SCALE 1:100

**SUGGESTED LAYOUT WITH RECEPTION AREA**



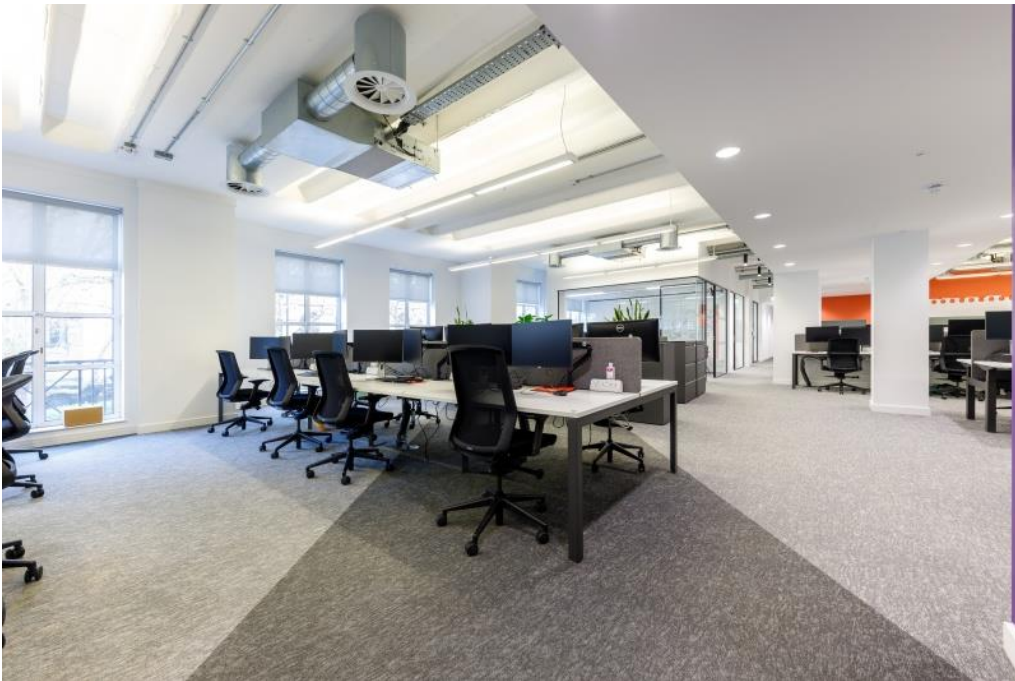
FIRST FLOOR  
GENERAL ARRANGEMENT



**GROUND FLOOR RECEPTION**



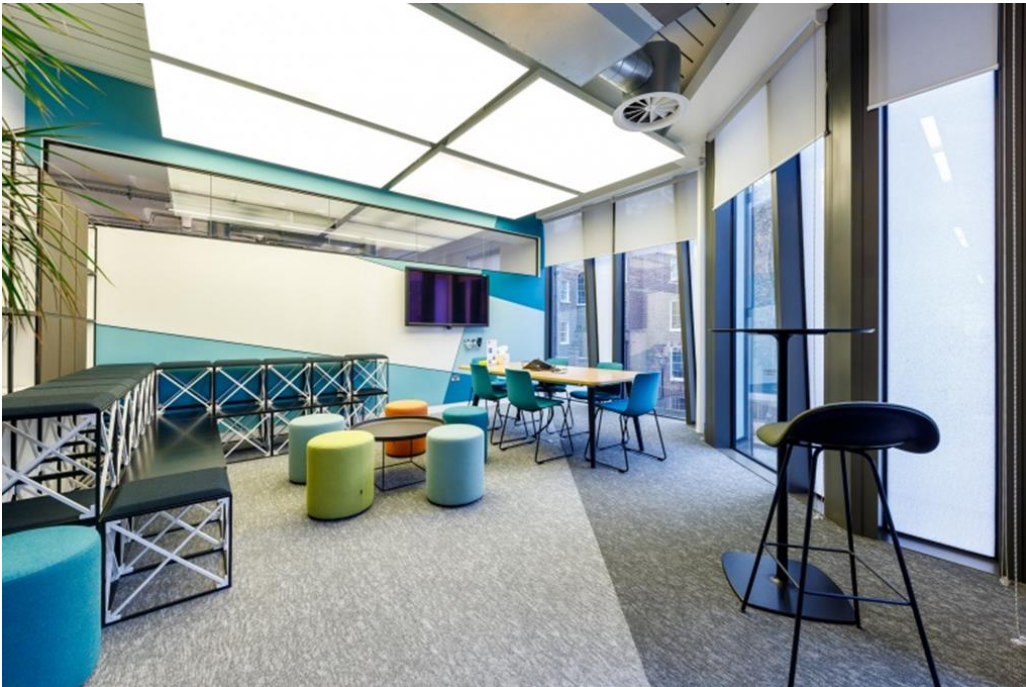
**FIRST FLOOR OFFICE**



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**PERIOD ROOMS ON FRONT ELEVATION**





**SOUND PROOFED POD CAST ROOM**





**TOP FLOOR (FOURTH) BREAKFAST AREA**



**BREAKOUT EVENT SPACE**





**COMMERCIAL KITCHEN FACILITY**





**SOUTH FACING ROOF TERRACE**





## **BASEMENT SHOWER ROOM**





**ACCESS TO PRIVATE GARDENS IN REGENTS PARK INCLUDING "NANNIES WALK" A SECRET PASSAGEWAY UNDER THE MARYLEBONE ROAD**



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