

KAUFFMANS

2,140 – 13,000 SQ FT OF
FULLY FITTED OFFICES TO LET

12 HARCOURT STREET
MARYLEBONE, LONDON W1



DESCRIPTION

12 Harcourt Street is a prominent office building offering up to 13,463 sq ft of brand new, fully fitted accommodation in Marylebone. The available accommodation includes:

1st Floor – 3,147 sq ft

Fully fitted

44 Desks, 2 x meeting rooms, kitchen breakout and collaboration areas

2nd Floor – 2,440 sq ft

Fully fitted

36 desks, 2 x meeting rooms and generous kitchen breakout, impressive terrace

3rd Floor – 2,159 sq ft

Fully fitted

36 desks, 2 x meeting rooms & generous kitchen breakout



Third Floor Meeting Room



Third Floor Offices



Ground Floor Kitchen and Break-Out Area



Ground Floor Offices



Ground Floor Private Office



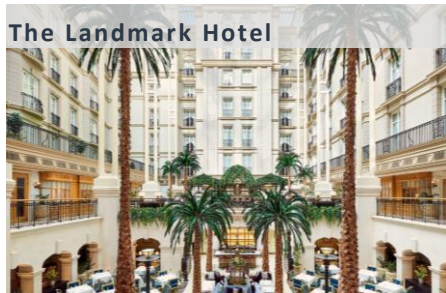
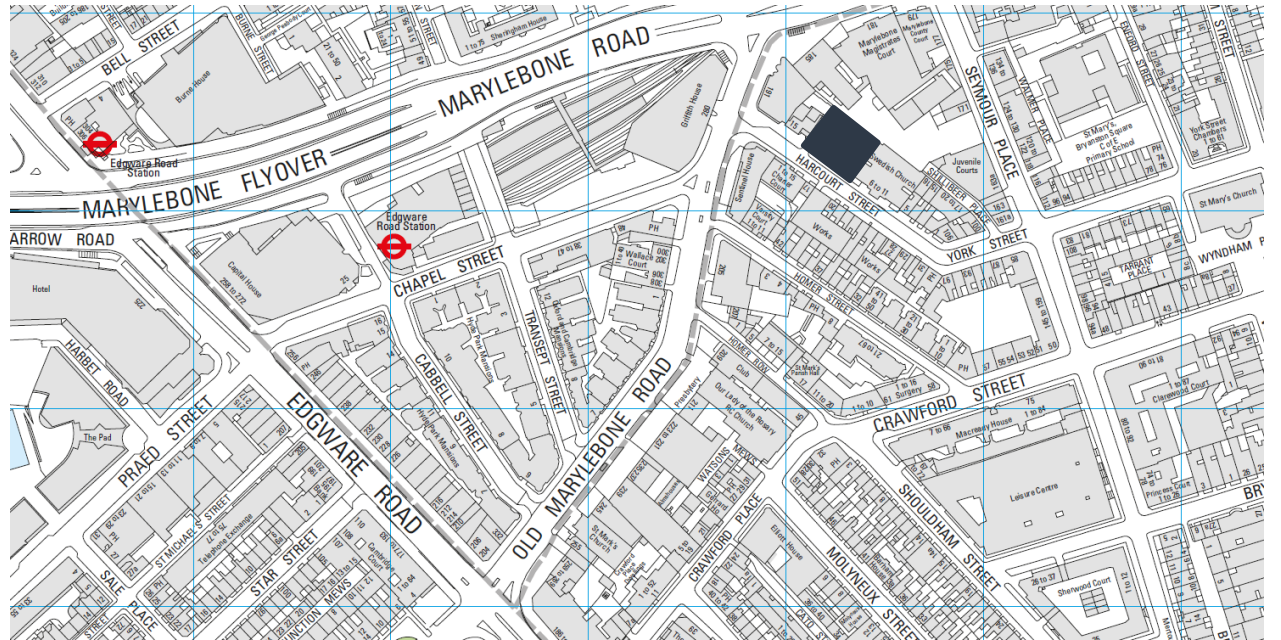
Second Floor Meeting Room

LOCATION

The offices are situated on Harcourt Street, close to its junction with Old Marylebone Road in north-west Marylebone.

Marylebone is bounded by Marylebone Road and Regent’s Park to the north, Fitzrovia to the east, Mayfair to the south and Paddington to the west.

Transport links are excellent with Marylebone Station (Bakerloo underground and Mainline services) and Edgware Road Station (Bakerloo, Circle, Hammersmith & City and District underground lines) within 0.3 miles and Baker Street Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City underground lines).



NEWLY REFURBISHED FULLY FITTED OFFICE SPACE

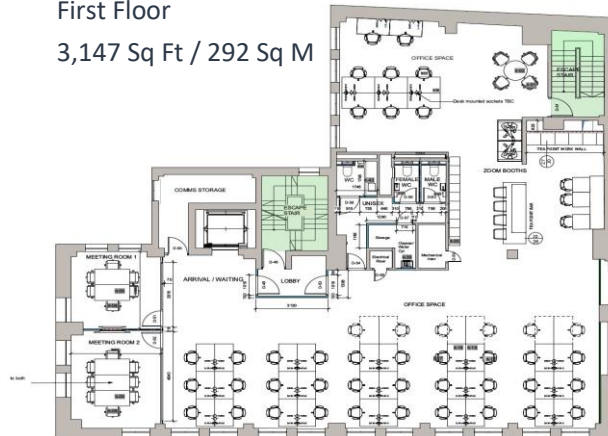
ACCOMMODATION

BUILDING	SQ FT	SQ M
3 rd floor – Fitted	2,159	201
2 nd floor – Fitted	2,440	227
1 st floor – Fitted	3,147	292
Ground – Fitted	2,284	212
Ground Reception	609	57
Garden Ground - Fitted	2,142	199
TOTAL	12,781	1,188

Example Space Plans

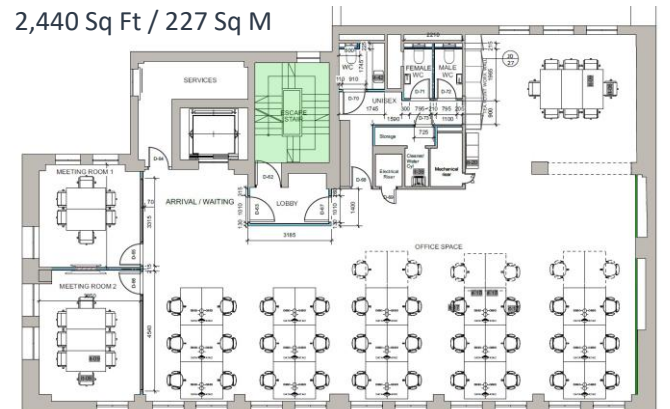
First Floor

3,147 Sq Ft / 292 Sq M



Second Floor

2,440 Sq Ft / 227 Sq M





SPECIFICATION



New air-conditioning



Brand new fit-out



New LED lighting



New shower facilities & cycle storage



24 Hour access



Fibre connectivity



Fully refurbished manned reception



Passenger lift



Bookable tenant boardroom

TERMS

Term:	A new lease direct from the Landlord
Rent:	3 rd - £85.00 psf / 2 nd - £85.00 psf / 1 st - £80.00 psf / Ground - £75.00 psf / Garden Ground - £65.00 psf
Rates:	c.£34.00 per sq ft
Service Charge:	c.£15.76 per sq ft
VAT:	The property is elected for VAT purposes
EPC Rating:	B
BREEM:	Excellent
SALE:	Freehold sale of the building also considered

Further Information

To arrange a viewing or for any further information, please contact:

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Savills (Joint Agent)

Disclaimer:

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