

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



GREAT VALUE LOWER GROUND FLOOR TO LET IN THE HEART OF MARYLEBONE



10 BENTINCK STREET, W1

552 sq ft/51 sq m

LOCATION

10 Bentinck Street is situated in the heart of Marylebone, one of Central London's most established and prestigious business districts. The property is located between Marylebone Lane and Welbeck Street, benefiting from the area's exceptional amenity offerings and excellent transport connectivity.

The property is adjacent to Marylebone High Street which offers an extensive range of boutique retailers, cafés, restaurants and leisure facilities.

The property is exceptionally well connected being close to Bond Street (Elizabeth, Central and Jubilee lines) and Oxford Circus (Bakerloo, Central and Victoria lines) stations.

ACCOMMODATION

The available accommodation comprises a lower ground floor of 552 sq ft principally in open plan with a meeting room formed by demountable glazed partitioning and with the benefit of a light well.

AMENITIES

- * Good value space in sought-after location
- * Class E use
- * Redecorated and recarpeted
- * New LED lighting
- * G Network fibre and phone lines
- * Bicycle storage
- * No VAT
- * Capped off services

LEASE

Available for a term by arrangement

RENT

£40,000.00 per annum inclusive.

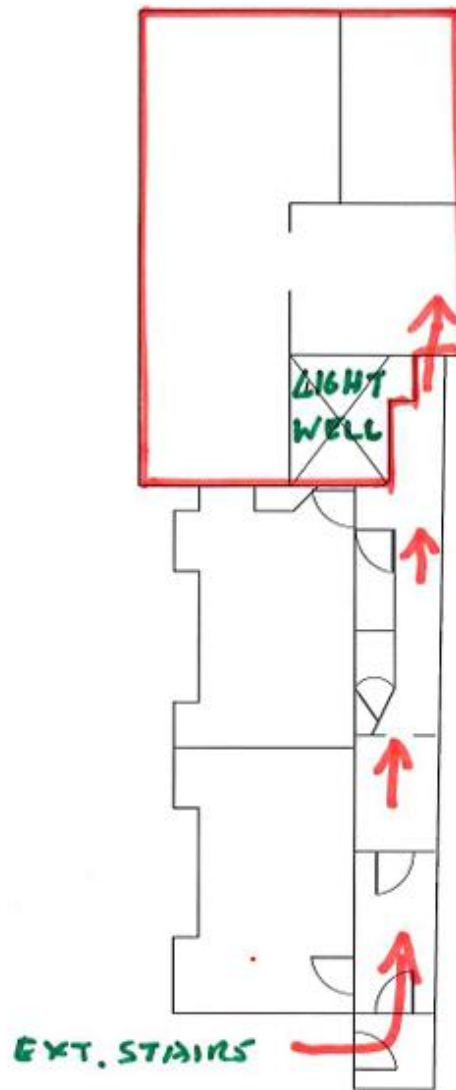
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agents

Daniel Isaacs
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Basement Plan







