

Sentinel House, 16 Harcourt Street,
Marylebone, London, W1H 4AD

mellersh
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24,163 sq ft of flexible office space in Marylebone, arranged over 8 floors. CAT A / fully fitted and serviced options available.

Offices

To Let

1,089 to 16,085 sq ft

(101.17 to 1,494.35 sq m)

- CAT A / Fully Fitted Options
- Rent - £24.50psf exc. for CAT A floors
- All inclusive terms available
- Kitchenettes on each floor
- 10Gb/s fibre internet + backup

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Summary

Available Size	1,089 to 16,085 sq ft
Rent	£24.50 per sq ft
Rates Payable	£21 per sq ft
Service Charge	£12 per sq ft
EPC Rating	Upon Enquiry

Description

This highly prominent office building sits at the corner of Harcourt Street and Old Marylebone Road and is set over lower ground, ground and five upper floors, providing 24,163 sq ft of high quality office space which is available on flexible leasing terms to suit your needs.

Location

The commercial building is located within Marylebone, a prime destination for luxury and fine dining within the west end. Sentinel House benefits from a number of transport options with rail and underground stations at Marylebone, Edgware Road and Baker Street all within a short walk. The new Elizabeth Line at Paddington station (Q4 2018) will further add to transport options, the new line will considerably shorten journey times across London and beyond.

Accommodation

The accommodation comprises of the following

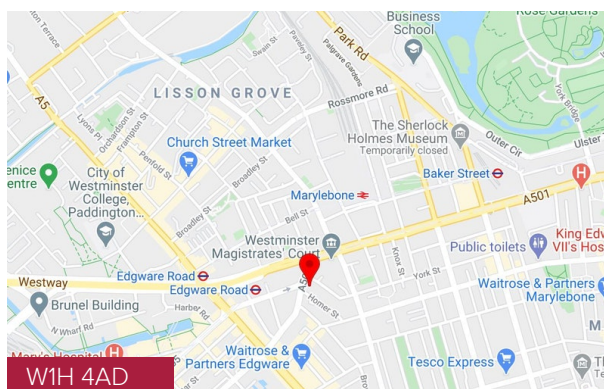
Name	Sq ft	Sq m	Availability
6th	1,089	101.17	Available
5th	4,035	374.86	Under offer
4th	4,043	375.61	Under offer
3rd	4,232	393.17	Available
2nd	4,256	395.40	Available
1st	4,232	393.17	Available
Ground	2,276	211.45	Let
Lower Ground	2,276	211.45	Available
Total	26,439	2,456.26	

Specification

Commissionaire
10Gb/s fibre internet + backup
Fitted kitchenette on each floor
Full access raised floors
Demised WCs
Secure bicycle racks
Showers & lockers
VAV air conditioning
Excellent natural light
Car parking

Terms

A new lease is available on flexible terms from £24.50psf exclusive for a CAT A floor.



Viewing & Further Information



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