

First Time on the Market Since 1979

Freehold Office Building For Sale

**With the benefit of planning consent for two dwellings
Of interest to Owner Occupiers, Investors and Developers**

**Meller House, 42-43 Chagford Street, Marylebone,
London NW1 6EB**

4,136 Sq. Ft.



Property Consultants | 72/75 Marylebone High Street, London W1U 5JW, UK

These particulars are prepared for guidance only, their accuracy cannot be guaranteed and they do not form part of any contract.

Location: The building is located on the western side of Chagford Street, midway between Ivor Place and Melcombe Street, just off Baker Street.

Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City lines) and Marylebone Station (National Rail) are both within a two minute walk of the building.

Accommodation: The building comprises lower ground to third floor with the benefit of a garden area. The building provides a mixture of private offices, open plan areas, boardrooms and has a double garage for parking.

There is currently a planning consent for two single houses, further details upon request. The 2nd and 3rd floors have planning for residential but have been used as offices for 39 years.

Net Internal Areas

Floor	Sq. Ft	Sq. m
Lower Ground	689	64
Ground Floor	532	49.4
Store / Garage	418	38.8
First Floor	934	86.8
Second Floor	905	84.1
Third Floor	657	61
Total	4,136	384.2

Gross Internal Areas

Floor	Sq. Ft	Sq. m
Lower Ground	976	90.7
Ground Floor	1,070	99.4
First Floor	1,096	101.8
Second Floor	1,095	101.7
Third Floor	741	68.8
Total	4,977	462.4

Amenities:

- Excellent natural light
- Garden
- Double garage / Storage
- Central heating
- Outside Congestion Zone

Tenure Freehold

Price £6,000,000

Legal Costs: Each party is to bear their own legal costs incurred in this transaction.

Viewing: Strictly by appointment through sole agents.

Mark Kleinman
James Andrew International
T: 020 7224 4436
M: 07831 350 200
E: mkleinman@jamesandrew.co.uk

