

TO LET
SUPERB F1 EDUCATIONAL BUILDING IN THE
HEART OF MARYLEBONE – 8,783 SQ FT
6/7 GARBUTT PLACE, LONDON W1U 4DA



Location:

The building is located in the heart of Marylebone close to Paddington Street at the junction with Marylebone High St.

There are two London Underground Stations situated within a short walking distance of Paddington Street: Baker Street (7 minutes) and Bond Street (10 minutes) providing good connections with Kings Cross, St Pancras, Euston and Paddington Stations. Marylebone Railway Station is 13 minutes away.

Accommodation: The building comprises 8,783 sq ft, arranged over Lower Ground floor to Third floor and provides a mixture of classrooms and offices.

Floor Area:

2nd floor – 1,158 sq ft

1st floor – 2,902 sq ft

Ground – 3,125 sq ft

Lower Ground – 1,598 sq ft

Total – 8,783 sq ft

Amenities:

- Self-contained building
- Educational use
- Air conditioning
- Excellent Natural Light
- Good floor to ceiling height

Lease: A new FR&I Lease for a term of five years.

Rent: Upon Application

Rates: £13.29 per sq. ft.

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

Viewing: Strictly by appointment with sole agents James Andrew International.

**JAMES ANDREW
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