

TO LET
SUPERB F1 EDUCATIONAL BUILDING IN THE
HEART OF MARYLEBONE – 8,320 SQ FT
59/60 PADDINGTON STREET, LONDON W1U 4JA



Location:

The building is located in the heart of Marylebone in Paddington St close to 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 8,320 sq ft, arranged over Lower Ground floor to Third floor and provides a mixture of classrooms and large theatre with seating for over 100 people.

Floor Area:

3rd floor – 692 sq ft

2nd floor – 819 sq ft

1st floor – 1,335 sq ft

Ground – 3,784 sq ft

Lower Ground – 1,690 sq ft

Total – 8,320 sq ft

Amenities:

- Self-contained building
- Educational use
- Air conditioning
- Excellent Natural Light
- Passenger lift
- Fully Fitted Theatre
- 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
INTERNATIONAL**

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