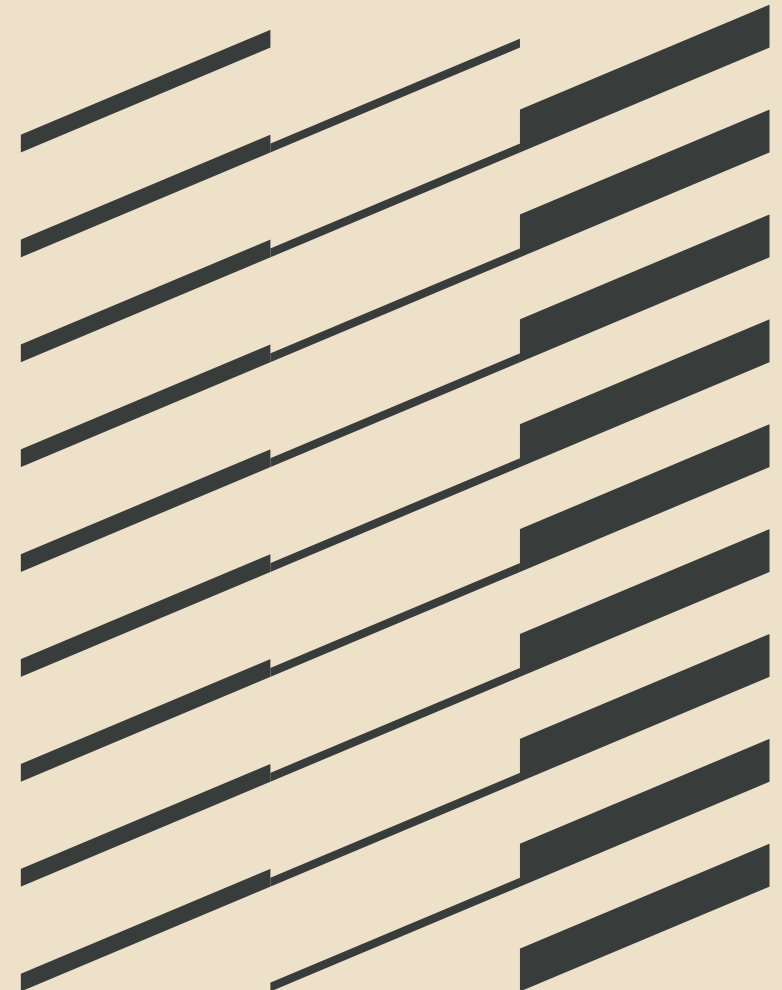




# The Glassworks

3–4 Ashland Place  
Marylebone W1U 4AH  
(Just off Marylebone High Street)





# Newly refurbished self-contained Marylebone offices

Set amidst the tranquillity of Paddington Street Gardens, The Glassworks provides 4,300 sq ft of refurbished, high quality office space - spread across three spacious and light-filled floors.



Ground Floor

Skylight



Exterior Entrance

## Specification



Air  
conditioning



Views over  
Paddington Gardens



Excellent  
natural light



New carpets  
and lighting



New large  
radiant skylights



Showers  
and bike storage

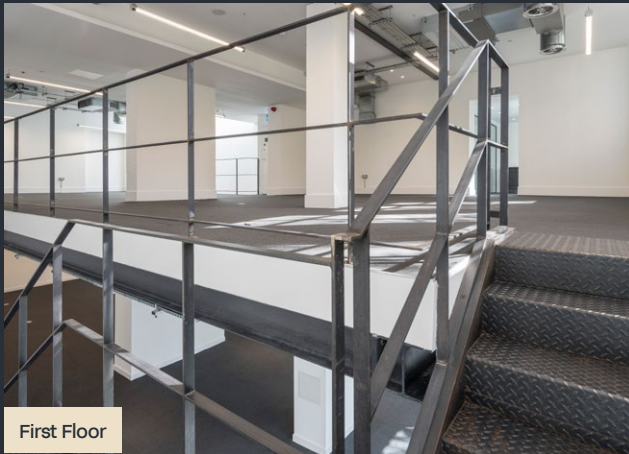




Ground Floor



Paddington Street Gardens



First Floor



Second Floor

Spacious,  
contemporary,  
light-filled space

# Accommodation

The available space comprises 4,300 sq ft located over Ground, First and Second floors, all of which are thoughtfully designed to maximise space and flexibility.

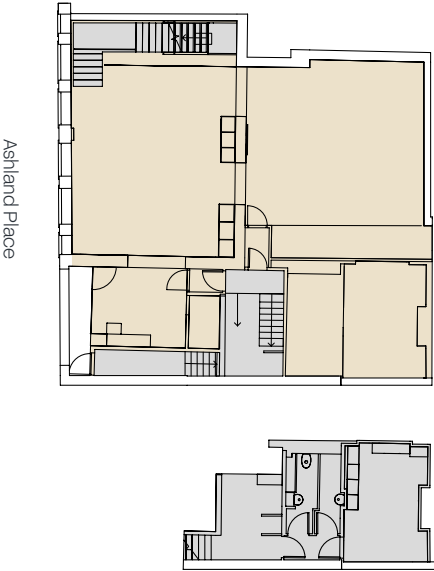
Floor	Sq Ft	Sq M
Second	1,255	116.6
First	1,517	140.9
Ground	1,528	142.0
<b>Total</b>	<b>4,300</b>	<b>399.5</b>

For indicative purposes only.  
Not to scale.

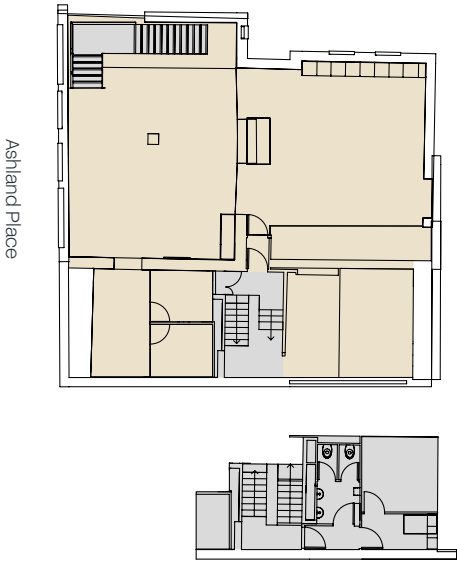


Core ●  
Office ●

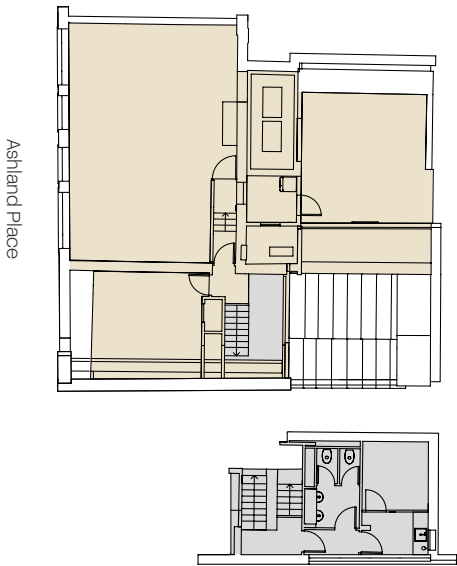
Ground Floor  
1,528 sq ft



First Floor  
1,517 sq ft



Second Floor  
1,255 sq ft

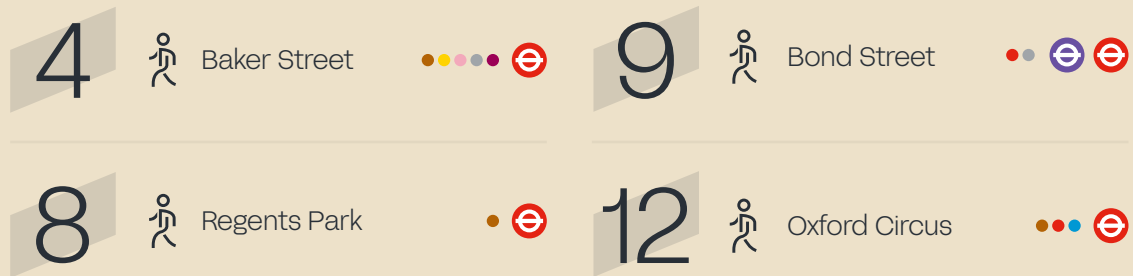
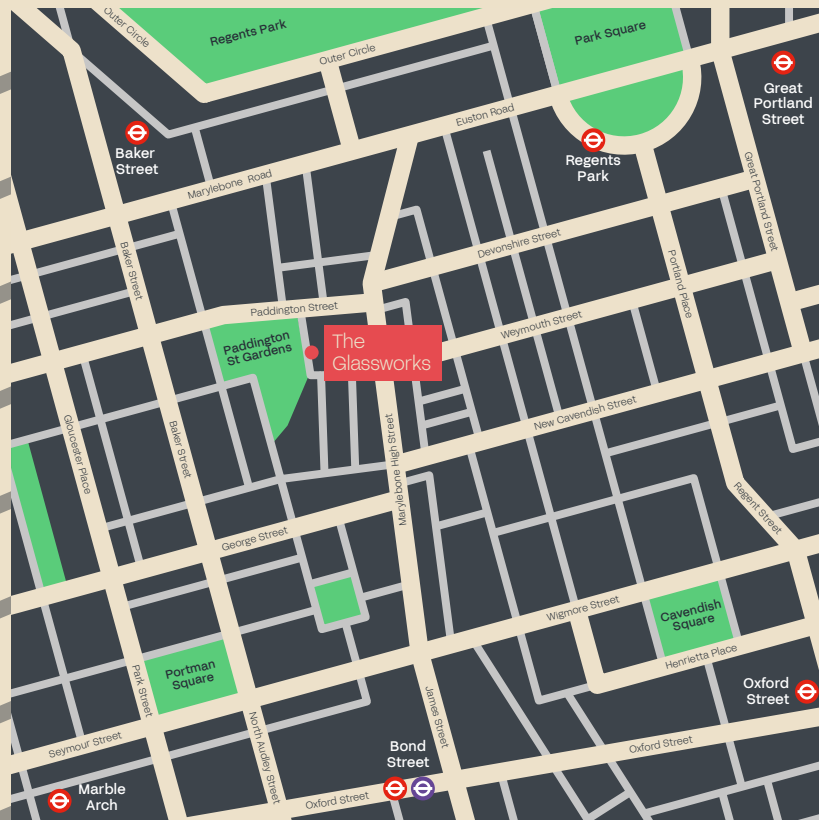
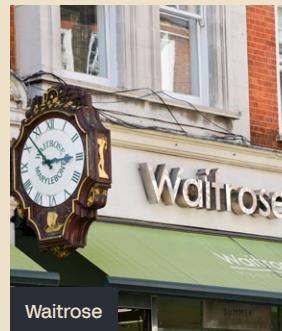




# In the heart of Marylebone

Ashland Place is situated in Marylebone, just off Paddington Street, set amongst the tranquil Paddington Street Gardens. Step onto Marylebone High Street and explore one of the finest boutique shopping streets in Central London, with a Waitrose and many other various retailers and restaurants.

As well as the extensive range of amenities in Marylebone, the location also boasts superb connectivity across the city and beyond.



Journey times in minutes from building entrance. Source: TFL

## Terms

Upon application.

## Viewings

Strictly by appointment through sole agents.

## Mark Kleinman

07831 350 200  
mkleinman@jamesandrew.co.uk

## Briony Murray

07411 674 019  
bam@jamesandrew.co.uk

Directors of James Andrew International hold an interest in this building. Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2023.

Designed by Cre8te - 020 3468 5760 - cre8te.london

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