



32 Aybrook Street, London, W1U 4AW

First and second floor available - 3,287 to 6,574 sq ft. Currently F1 Educational Use.

Summary

Tenure	To Let
Available Size	3,287 to 6,574 sq ft / 305.37 to 610.74 sq m
Rent	£59.50 per sq ft
Service Charge	£8 per sq ft approx
Rates Payable	£18 per sq ft approx
EPC Rating	Upon enquiry

Key Points

- F1 Use
- Excellent Natural Light
- Passenger Lifts
- Adjustable layout
- Air Conditioning
- Mix of Open Plan and Classrooms
- Reception

Description

First and second floor available for a sublease until September 2028. Currently F1 Use.

Location

Located on Aybrook Street, in the heart of Marylebone, just off Marylebone High Street. Transportation links are excellent, with Baker Street Underground Station for the Jubilee, Bakerloo, Hammersmith and City, Circle and Metropolitan lines less than a 10 minute walk away, and Marylebone Railway Station 15 minutes walk away.

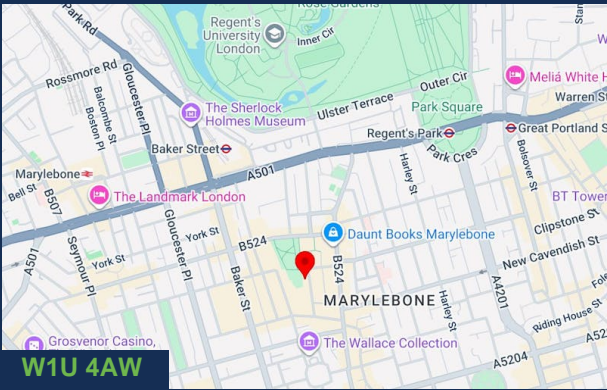
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	3,287	305.37	Available
2nd	3,287	305.37	Available
Total	6,574	610.74	

Legal Costs

Each party to bear their own legal costs.



Viewing & Further Information



Mark Kleinman
+44 (0)20 7224 4436 | +44 (0)7831 350 200
mkleinman@jamesandrew.co.uk



Briony Murray
+44 (0)20 7224 4436 | +44 (0)7411 674 019
bam@jamesandrew.co.uk



Anton Grey
+44 (0)20 3141 6600 | +44 (0)7473 354 543
ahg@jamesandrew.co.uk



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