



**59-60 Paddington Street
(5,923 sq ft)
& 6-7 Garbutt Place
(9,244 sq ft)**

Exceptional F1 Educational inter-connecting buildings
totalling **15,167** sq ft situated in the heart of Marylebone.

marylebonevillage.com

[@marylebonevillage](https://www.instagram.com/marylebonevillage)

[#marylebonevillage](https://www.tiktok.com/marylebonevillage)



The buildings consist of unique educational space set across lower ground, ground and three upper floors.

AMENITIES:

- Self-contained buildings
- Permanent educational use
- Air conditioning
- Excellent natural light
- Period features
- 8 person lift serving Paddington Street
- Fully fitted theatre
- Excellent floor to ceiling height





CENTRALLY LOCATED IN THE HEART OF MARYLEBONE, W1

Within close proximity to London Underground Stations including Baker Street and Bond Street providing good connections with Kings Cross, St Pancras, Euston and Paddington Stations. Marylebone Railway Station is also within walking distance.





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TUBE STATIONS WITHIN 10 MIN WALK
(INCLUDING ELIZABETH LINE)

BOND STREET
10 MINS WALK

BAKER STREET
7 MINS WALK

OXFORD CIRCUS
10 MINS WALK

MARYLEBONE
10 MINS WALK



RESIDENTIAL POPULATION OF

8,000

WITHIN A 5 MIN WALK OF
MARYLEBONE HIGH STREET



122

GALLERIES, THEATRES AND HOTELS
WITHIN A 15 MIN WALK OF
MARYLEBONE HIGH STREET





FLOOR AREAS:

59-60 Paddington Street

FLOOR	SQ. M	SQ. FT
Basement	48.6	523
Ground	283.7	3,054
First	151	1,626
Second	66.9	720
Total:	550.2	5,923

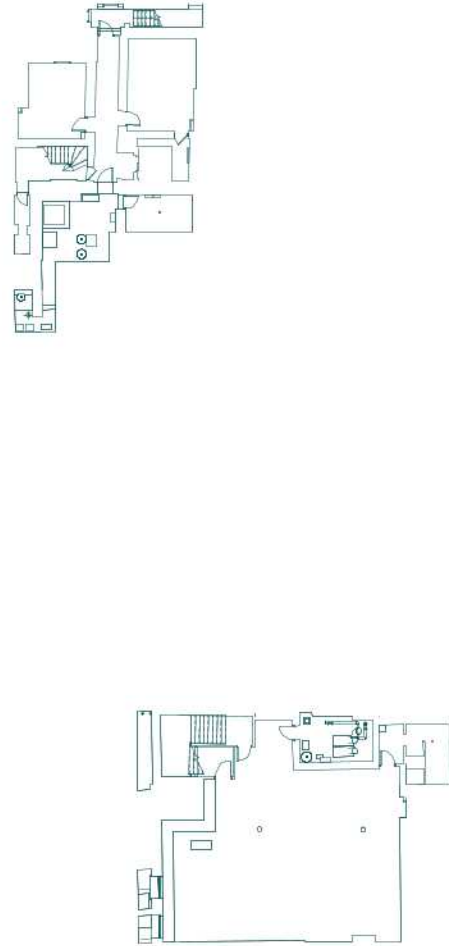
6-7 Garbutt Place

FLOOR	SQ. M	SQ. FT
Basement	156.3	1,682
Ground	258.7	2,784
First	162.4	1,747
Second	207.7	2,239
Third	73.6	792
Total:	858.7	9,244

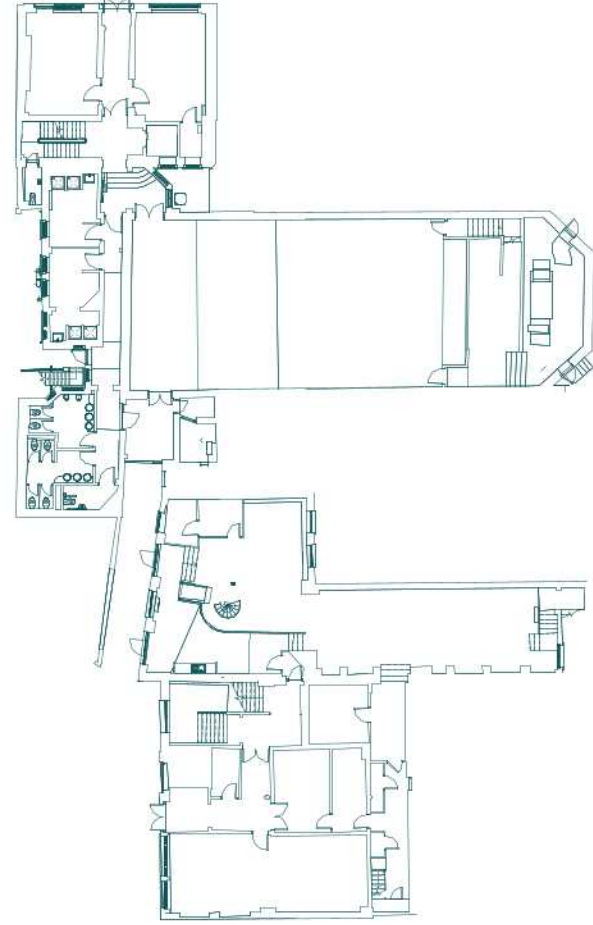




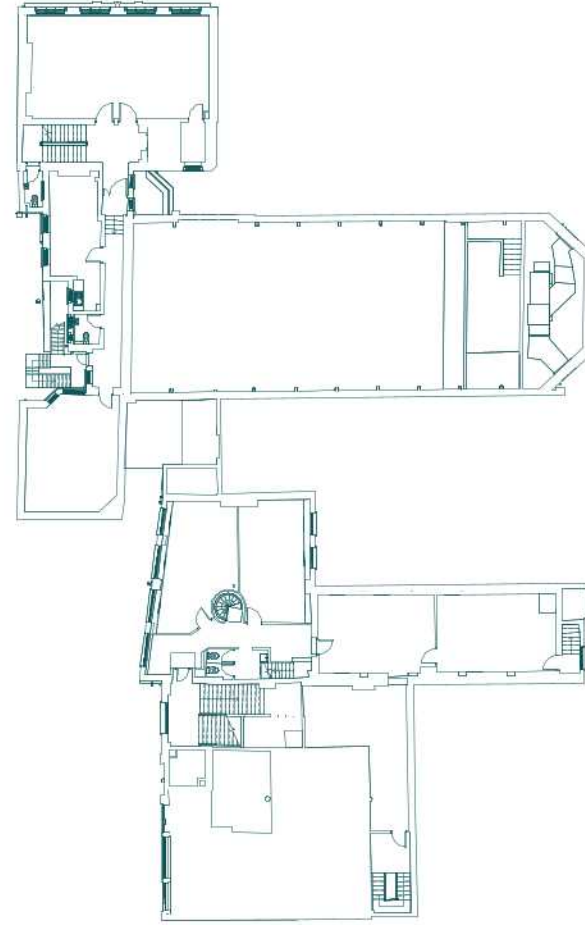
LOWER GROUND FLOOR



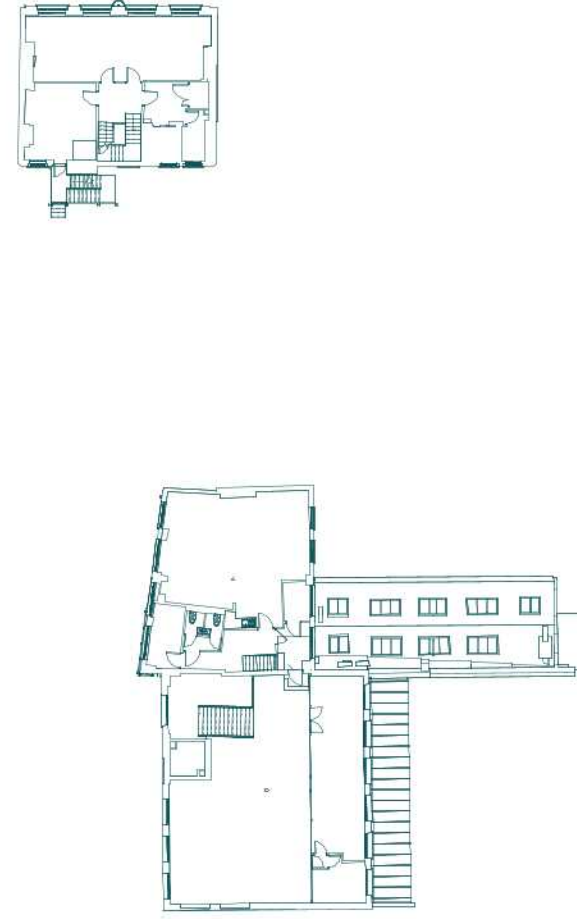
GROUND FLOOR



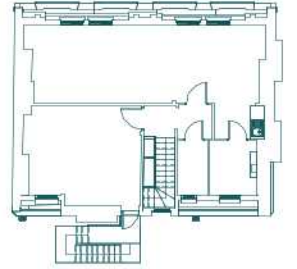
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





TERMS

Upon application

VIEWINGS

Strictly through the sole letting agents

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