

# TO LET : MANAGED OFFICES - LONDON W1



## 75 Gloucester Place • London • W1U 8JP

### Location

The property is located in the heart of Marylebone on Gloucester Place, which runs parallel to Baker Street. It benefits from excellent transport links with several Underground stations (Baker Street, Marylebone and Marble Arch) within 10 minutes' walking distance, as well as numerous bus routes.

The local area offers a wide range of amenities, from bars and restaurants to banks and retail shopping. It is an ideal place for business and networking.

### Description

Key features of the suites include:

- fully serviced offices
- intercom system
- WC facilities
- fully furnished
- kitchenette facilities within suite
- 24 hour access with alarm security

### Available Suite

<b>Suite:</b>	<b>2</b>
Location:	Lower Ground Floor
Size:	310 sq ft / 28.8 sq m
Desks:	6
Rent:	£1,520 pcm excluding Business Rates* £1,791 pcm including Business Rates
Availability:	Immediately

*\* A tenant may be eligible to take on the business rates responsibility if the rateable value is within the rate relief threshold. If this is your only business premises you may be entitled to claim Small Business Rate Relief.*

For further details, or to arrange a viewing, please contact:

**Tom Newey**  
020 7079 1949  
tomnewey@astonrose.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

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