

REFURBISHED SELF CONTAINED BUILDING TO LET

2,034 sq ft / 189.0 sq m (approx)

15/16 SEYMOUR MEWS LONDON, W1

Location: Located in this attractive and quiet Mews Street, the property is positioned between Manchester Square and Portman Square and is minutes from the internationally renowned shopping of Oxford Street and Marylebone High Street. The property is within close walking distance of Bond Street (Central and Jubilee lines), Marble Arch (Central line) and Baker Street (Jubilee, Metropolitan, Bakerloo, Circle and Hammersmith & City lines) Underground Stations.

Description: Benefiting from an attractive brick façade, 15/16 Seymour Mews has been comprehensively refurbished to provide circa 2,000 sq ft of highly specified modern self-contained space. With its wooden floors and air conditioning, the space is contemporary and fresh and has been designed to suit open plan and cellular occupiers.

The property comprises the following approximate floor areas: -

Floor	Area (sq ft) Net	Area (sq m) Net
First	1,119	104.0
Ground	915	85.0
Total	2,034	189.0

* The net internal areas are subject to final measurement in accordance with the RICS Code of Measuring Practice on completion of the refurbishment works.

- Amenities:**
- Extensive refurbishment
 - New comfort-cooling and heating
 - Cat 6 cabling
 - New fitted kitchens and tea points
 - New timber flooring with underfloor and perimeter trunking
 - New WCs
 - Security system

Tenure: A full repairing and insuring lease is available for a term by arrangement direct from The Portman Estate.

Rent: Upon application.

Viewing: Strictly by appointment with joint sole agents.

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