

REDECORATED OFFICES TO LET

LOWER GROUND FLOOR
22 MANCHESTER STREET, LONDON W1

616 Sq ft plus 188 sq ft of storage



Location:

Manchester Street runs north from Manchester Square between Baker Street and Marylebone High Street. There are numerous shops, cafes and restaurants in the area. Marylebone mainline Station and Baker Street, Bond Street and Oxford Circus underground stations are all within a short walk.

22 Manchester Street is a period fronted Georgian property on the east side of the street north of the junction with Blandford Street.

Accommodation: The available accommodation comprises the self-contained lower ground floor, arranged as office space with a small storage area.

Size:

Floor	Size (sq ft)	Size (sq m)
Lower Ground Offices	616	57.2
Lower Ground Storage	188	17.5
Total	804	74.69

Amenities:

- Self contained
- Kitchenette
- Central heating
- WC

Lease: A new Full Repairing and Insuring Lease / leases for a term by arrangement direct from the Portman Estate.

Rent: £15,750 per annum exclusive.

Service Charge: To be confirmed.

Rates: To be advised.

Viewing: By appointment with the sole agents: -

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**NB Particulars and photographs may be viewed on our website:
www.colliersgodfreyvaughan.co.uk**