

**37 Manchester Street
London W1**

2,716 sq ft / 252 sq m

**MEDICAL / EDUCATIONAL BUILDING / D1 USER
TO LET**



Location:

The property is situated on the west side of Manchester Street close to the junction with Blandford Street to the north of Manchester Square. Bond Street, Baker Street and Marble Arch Underground Stations are within walking distance.

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Description: The property comprises a four-storey Grade II Listed Georgian building arranged over lower ground, ground and three upper floors. The building is in the process of being refurbished to provide modern floor plates with Cat Ve cabling, new carpets, kitchens & WCs.

Floor	Area (Sq Ft)	Area (Sq M)
3 rd	400	37.2
2 nd	456	42.4
1 st	456	42.4
Ground	639	59.4
Lower Ground	765	71.1
Total	2,716	252.5

Rent: £100,000 per annum exclusive.

Viewing: By appointment with the joint sole agents:-

Godfrey Vaughan

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or

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