

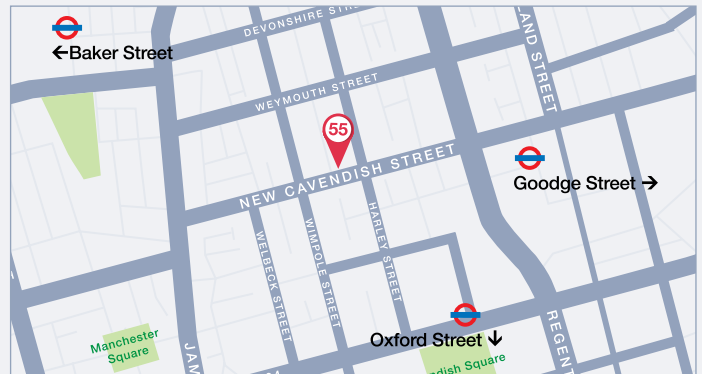
DETACHED SELF-CONTAINED BUILDING TO LET IN MARYLEBONE  
3,924 SQ FT / 364 SQ M

# 55 NEW CAVENDISH STREET W1



# THE ACCOMMODATION IS ARRANGED OVER THE LOWER GROUND TO SECOND FLOOR AND IS BEING EXTENSIVELY REFURBISHED TO PROVIDE A SELF-CONTAINED BUILDING, TO BE LET TO EITHER A MEDICAL OR OFFICE OCCUPIER

Positioned in Marylebone the building is set within a fantastic location, being close to all major transport links and only a short walk from Marylebone High Street and Marylebone Lane; offering an array of cafes, restaurants, fashionable boutiques and other local amenities. Paddington Street Gardens and Regent's Park are also within close proximity allowing you access to some beautiful gardens and open green space.



## 55 NEW CAVENDISH STREET LONDON W1

[www.55newcavendishstreet.co.uk](http://www.55newcavendishstreet.co.uk)

### AMENITIES:

- Level access
- New 8 person passenger lift
- Cat 6 data cabling
- New VRV comfort cooling/heating system
- Video and Audio entry phone system
- WCs (LG, 1ST)
- Disabled WC (GRD)
- Secure cycle storage
- Tea point (LG)
- Double glazed windows
- LED and low energy fluorescent lighting
- Comms room (LG)
- Centralised TV aerial distribution system
- Intruder alarm system
- Smoke detection and alarm system
- Capped off services
- Carpeted staircase
- Stone floor entrance

FLOOR AREAS:	SQ FT	SQ M
SECOND	865	80
FIRST	984	91
GROUND	958	89
LOWER GROUND	1,117	104
<b>TOTAL</b>	<b>3,924</b>	<b>364</b>

**TERMS:** Available upon request

**VIEWING:** Strictly by appointment only

**THE HOWARD de WALDEN ESTATE**

[www.hdwe.co.uk](http://www.hdwe.co.uk)



[www.harleystreetmedicalarea.com](http://www.harleystreetmedicalarea.com)

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### SUBJECT TO CONTRACT:

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