

CROSSLAND OTTER HUNT

9 Sherlock Mews,
London,
W1U 6DP

Mews Office Building To Let

900 sq ft

923 sq ft (85.75 sq m)

020 7408 1114

www.coh.eu



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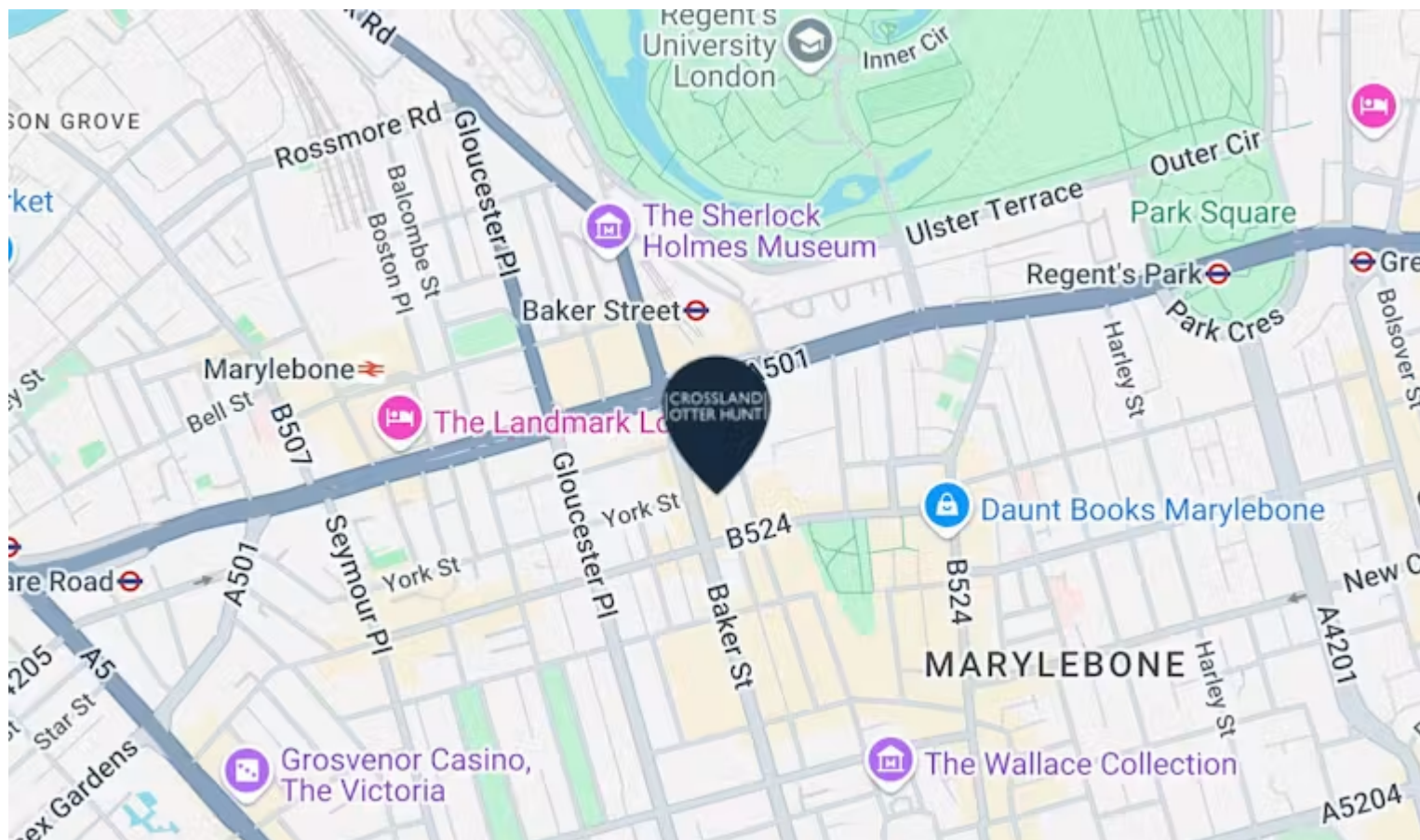
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Nearest Stations



Baker Street
(0.2 Miles)



Marylebone
(0.3 Miles)



Edgware Road
(Circle/District/Hammersmith
and City)
(0.5 Miles)

Sherlock Mews is located just north of Paddington Street, a short distance east of Baker Street Underground Station, which serves the Circle, Jubilee, Bakerloo, Hammersmith & City, and Metropolitan lines. The station is within a five-minute walk.



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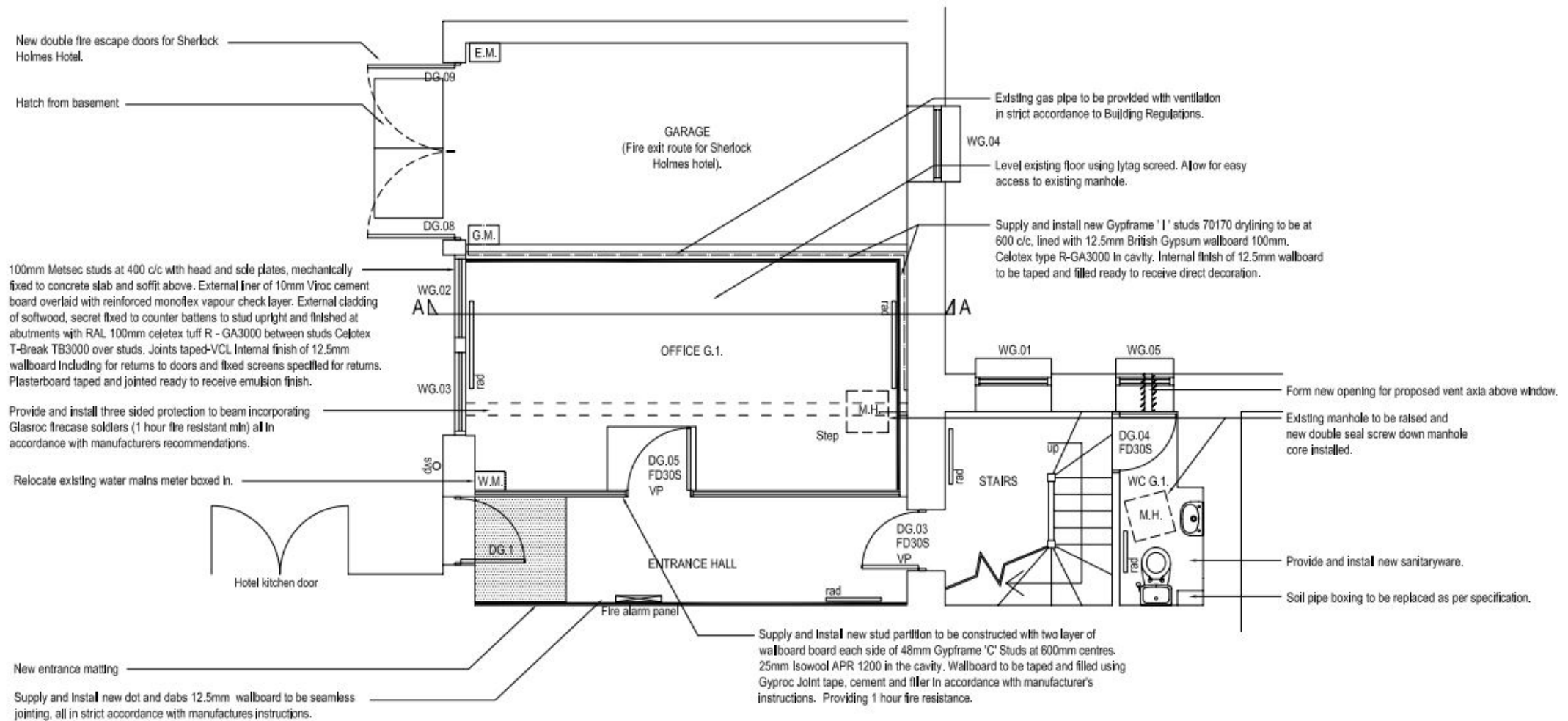
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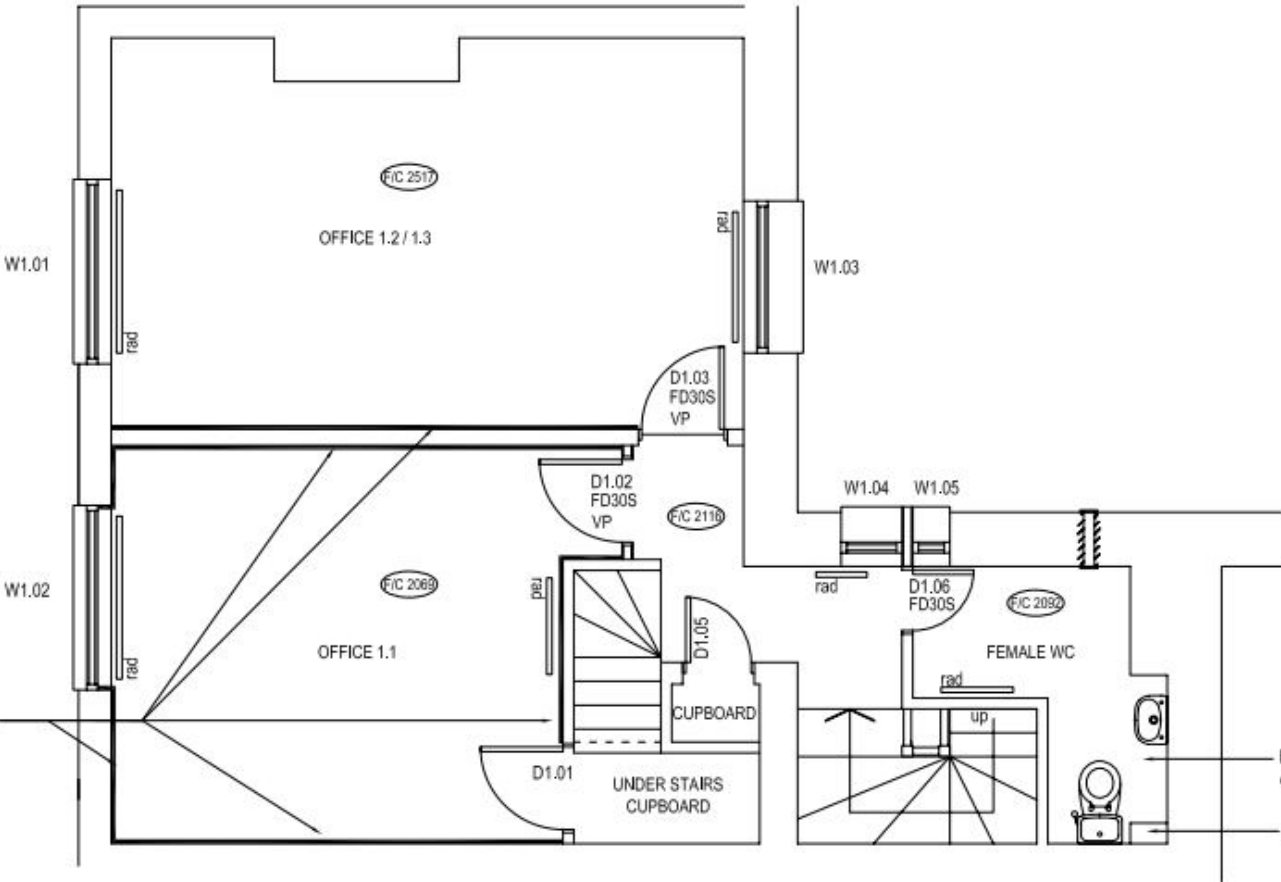
- Self contained building
- Kitchenette
- Shower
- Quiet Marylebone Mews location
- WC
- Good natural light

Ground Floor



PROPOSED GROUND FLOOR

First Floor



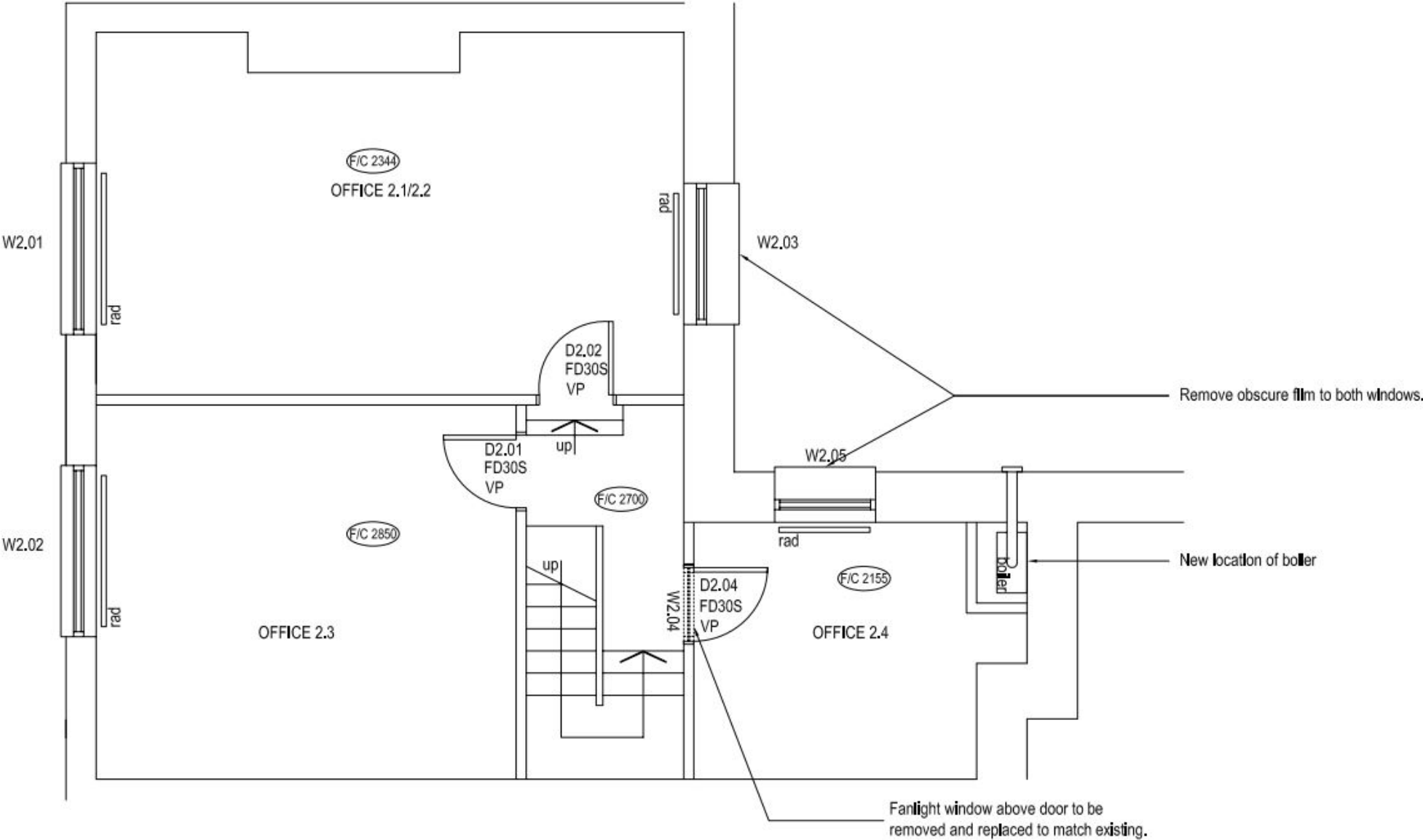
Supply and install new drylining comprising 12.5mm British Gypsum wallboard, to be seamless jointed and smooth ready to receive direct decoration all in accordance with manufactures recommendations. Replace skirtings to match existing drylined walls.

Remove existing sanitaryware complete and replace with new as detailed in preambles clause N13.

Soil pipe boxing to be replaced as per specification.

PROPOSED FIRST FLOOR

Second Floor



Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	TOTAL YEAR	AVAILABILITY
2nd	353	32.79	£60	£28.08	n/a	£2,591.02	£31,092.24	Available
1st	422	39.21	£60	£28.08	n/a	£3,097.48	£37,169.76	Available
Ground	148	13.75	£60	£28.08	n/a	£1,086.32	£13,035.84	Available
Total	923	85.75	£60	£28.08		£6,774.82	£81,297.84	

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CONTACT US



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020 7408 1114

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Description

The accommodation is split across three floors of this charming mews, benefiting from good natural light from both the front and rear elevations, and a kitchen, shower, and WC.

Location

Sherlock Mews is located just north of Paddington Street, a short distance east of Baker Street Underground Station, which serves the Circle, Jubilee, Bakerloo, Hammersmith & City, and Metropolitan lines. The station is within a five-minute walk.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
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