

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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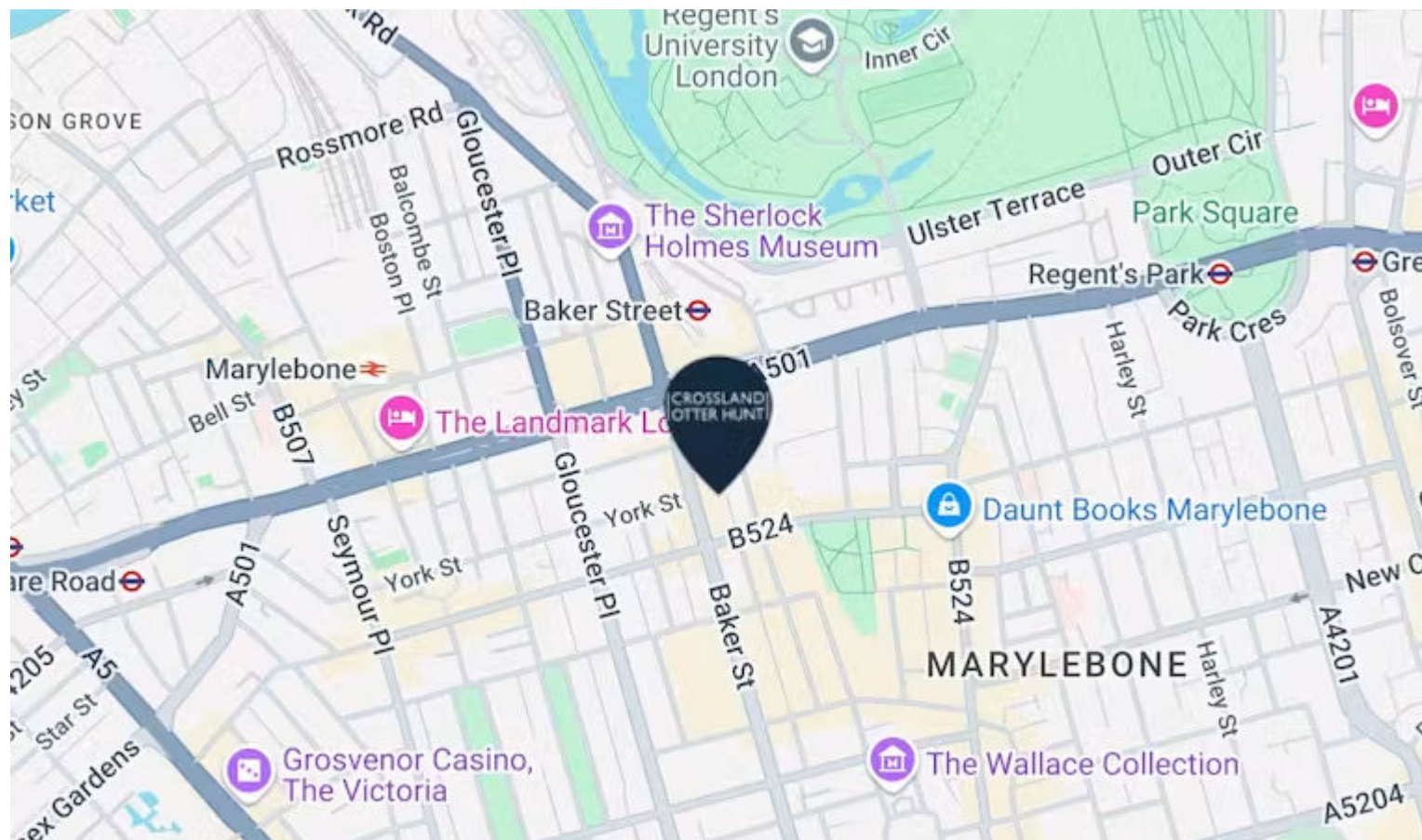
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Nearest Stations



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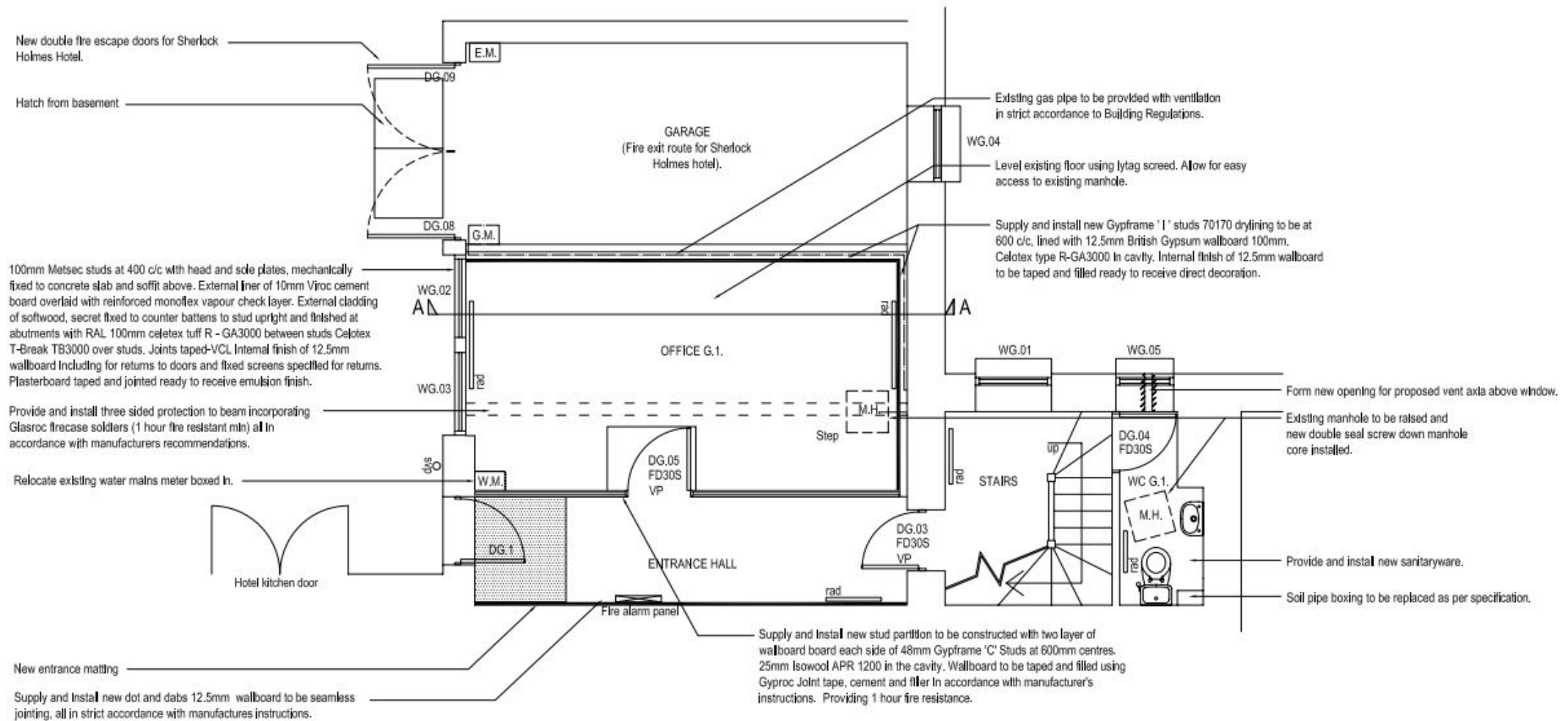
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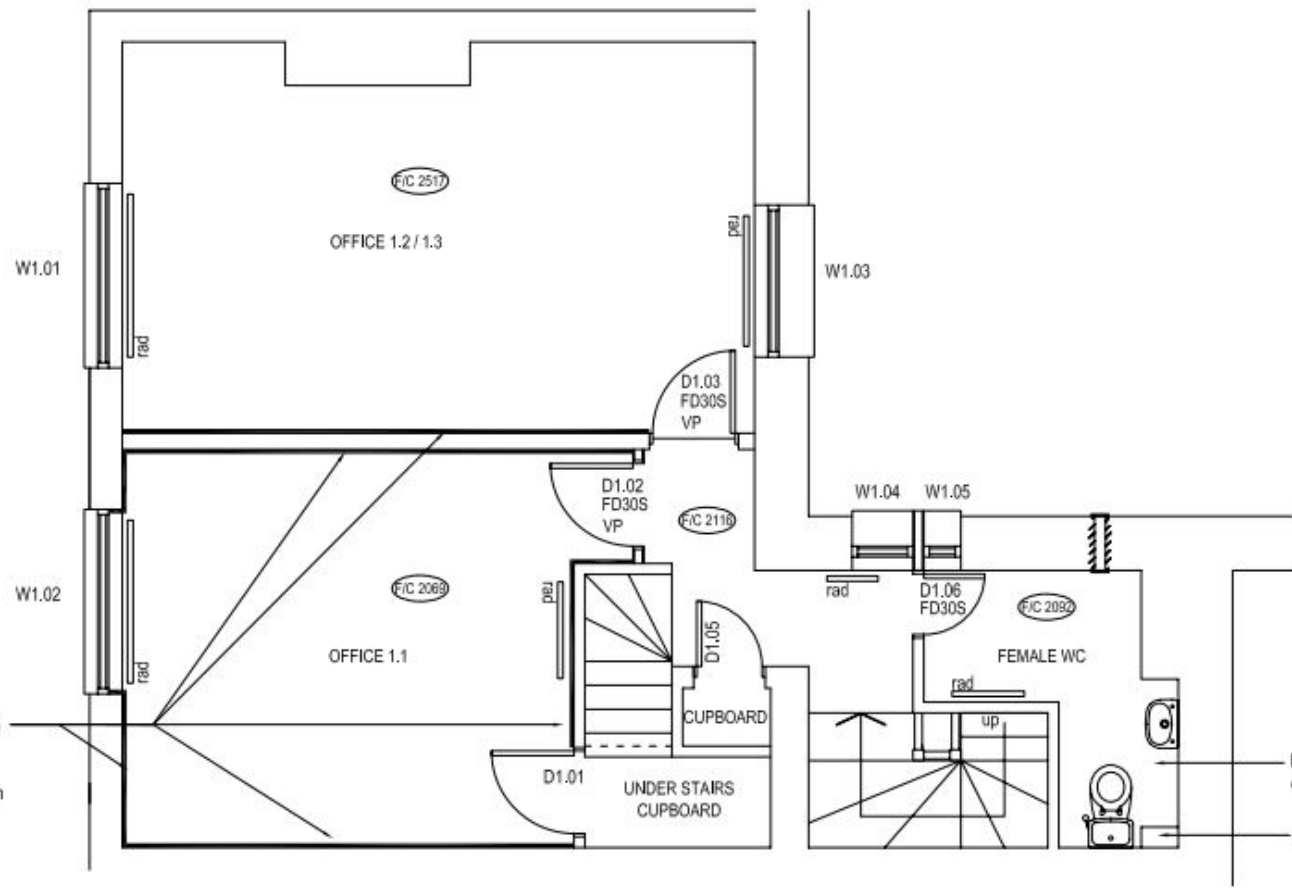
- Self contained building
- Kitchenette
- Shower
- Quiet Marylebone Mews location
- WC
- Good natural light

Ground Floor



PROPOSED GROUND FLOOR

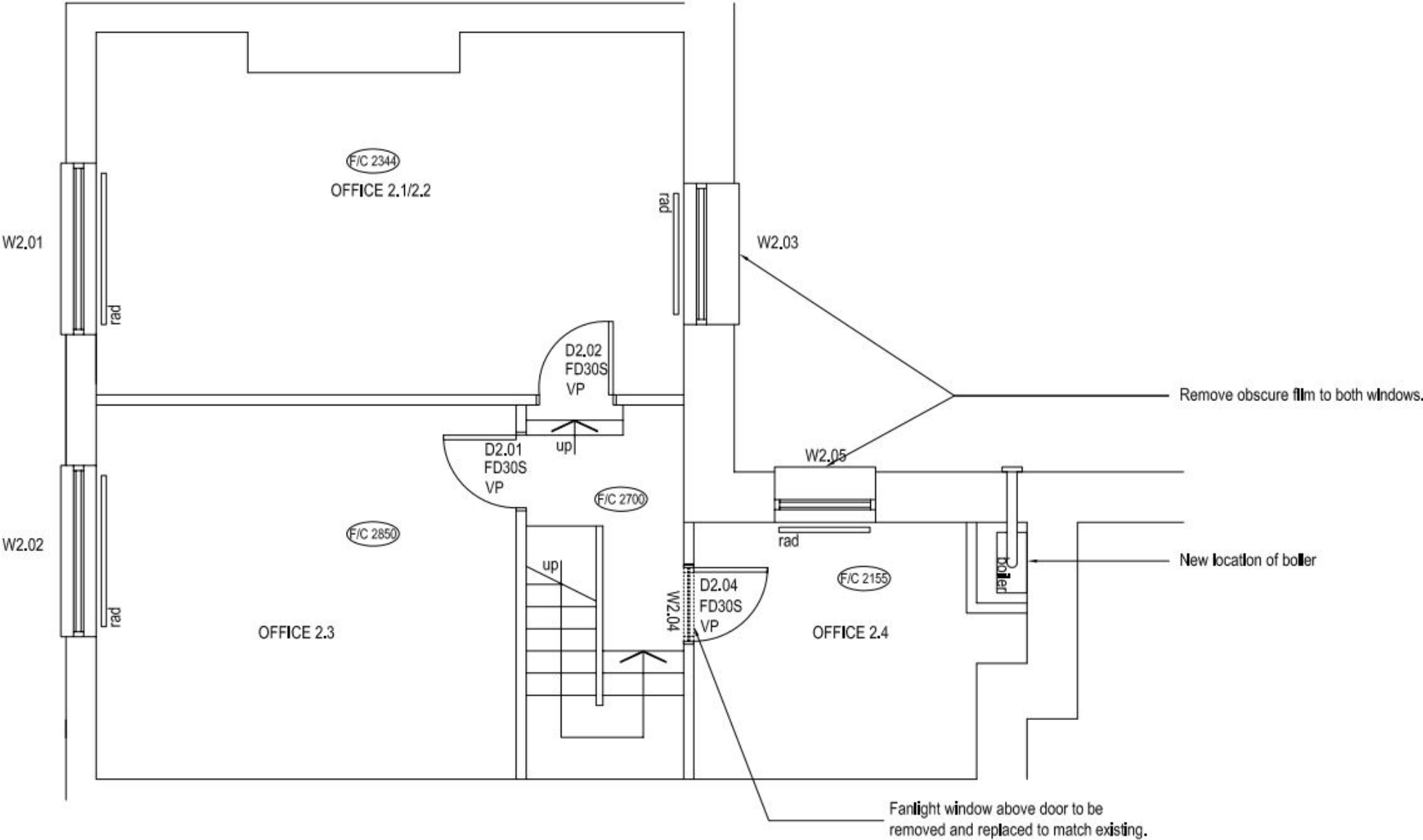
First Floor



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.

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	Under Offer
1st	422	39.21	£60	£28.08	n/a	£3,097.48	£37,169.76	Under Offer
Ground	148	13.75	£60	£28.08	n/a	£1,086.32	£13,035.84	Under Offer
Total	923	85.75	£60	£28.08		£6,774.82	£81,297.84	

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CONTACT US



Phil Frenay
02073992742 | 07818566174
phil@coh.eu



Mathis Piquiot
07856686966
mathis@coh.eu

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.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

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3-5 Barrett Street
London
W1U 1AY