CROSSLAND OTTER HUNT

Office To Let



Garfield House, 86-88 Edgware Road, London, W2 2EA

Self contained upper part offices to let

- Large Ceiling Heights
- Good Natural Light
- D1/F1 use
- EPC B
- Private street entrance
- 8 Person passenger lift

Garfield House

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Summary

Available Size	23,693 sq ft / 2,201.15 sq m
Rent	£47.50 per sq ft
Service Charge	£4.74 per sq ft
EPC	B

Description

Currently operating as a training and conference centre, this self-contained upper part of 23,500 sq ft over first to third floors will become available to let in March 2027.

The 1st and 3rd floors benefit from Class F1 use, alongside office use.

The building has an EPC rating of B, with the floors benefiting from good natural light from both sides of the building and generous ceiling heights.

Location

Garfield House is located at 86–88 Edgware Road, close to Marble Arch and within easy reach of Marylebone, Oxford Street and Hyde Park.

The property benefits from excellent transport links, with Marble Arch, Edgware Road and Paddington stations all nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
3rd	7,875	731.61	£47.50	£18	£4.74	£553,140	Available
2nd	7,949	738.49	£47.50	£18	£4.74	£558,337.76	Available
1st	7,869	731.05	£47.50	£18	£4.74	£552,718.56	Available
Total	**23,693**	**2,201.15**	**£47.50**	**£18**	**£4.74**	**£1,664,196.32**	



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