

NEW INSTRUCTION

**1ST & 2ND FLOORS**  
**1 BELL STREET, LONDON, NW1**  
**1,350 – 2,700 SQ FT**

**EXCELLENT AIR CONDITIONED OFFICES TO LET**

**Location:** The property is located at the junction, of Bell Street and the Edgware Road, just to the north of the Marylebone Road. Edgware Road Underground station is almost adjacent, with access to the Bakerloo, District, Circle and the Hammersmith & City Lines. Marylebone Main line station is a short walk to the east.

**Description:** The premises were substantially refurbished approximately 2 years ago and offer attractive good quality air conditioned space. The 1<sup>st</sup> Floor has wood floors, is mainly open-plan with one office, and is currently used as an art gallery. The 2<sup>nd</sup> floor has a number of glazed partitioned offices. Both floors have private toilet facilities and kitchenette.

**Accommodation:**

1 <sup>st</sup> Floor	1,350 sq ft
2 <sup>nd</sup> Floor	<u>1,350 sq ft</u>
<b>Total</b>	<b>2,700 sq ft</b>

**Amenities:**

- \* Lift
- \* Air conditioning
- \* Fully fitted
- \* Private WC's
- \* Excellent Natural Lighting
- \* Kitchenette
- \* Plaster ceilings

**Terms:** New lease(s) available from the freeholder, on flexible terms.

**Rent:** £37,000 per annum exclusive per floor.

**Rates:** The Rateable Values according to the VOA Website are  
1<sup>st</sup> Floor: £22,250  
2<sup>nd</sup> Floor: £22,500

**Service Charge:** TBC

For further information contact Joint Sole Agents:

**Graeme Leggett**  
**Noble Harris**  
**020 7629 0811**

**Tony Parrack**  
**Edward Charles & Partners**  
**020 7009 2300**

*Edward Charles & Partners LLP 1Marylebone High Street London W1U 4LZ  
Telephone: 020 7009 2300 Fax: 020 7009 2311 E-mail: [info@edwardcharles.co.uk](mailto:info@edwardcharles.co.uk)*

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given during negotiations, in particulars, or elsewhere and Applicants should satisfy themselves as to the accuracy of all information furnished to them.