

# 22 Cross Keys Close Marylebone, W1U 2DW

Luxury Fitted-out & Furnished Offices  
3rd Floor - 1,870 sq ft



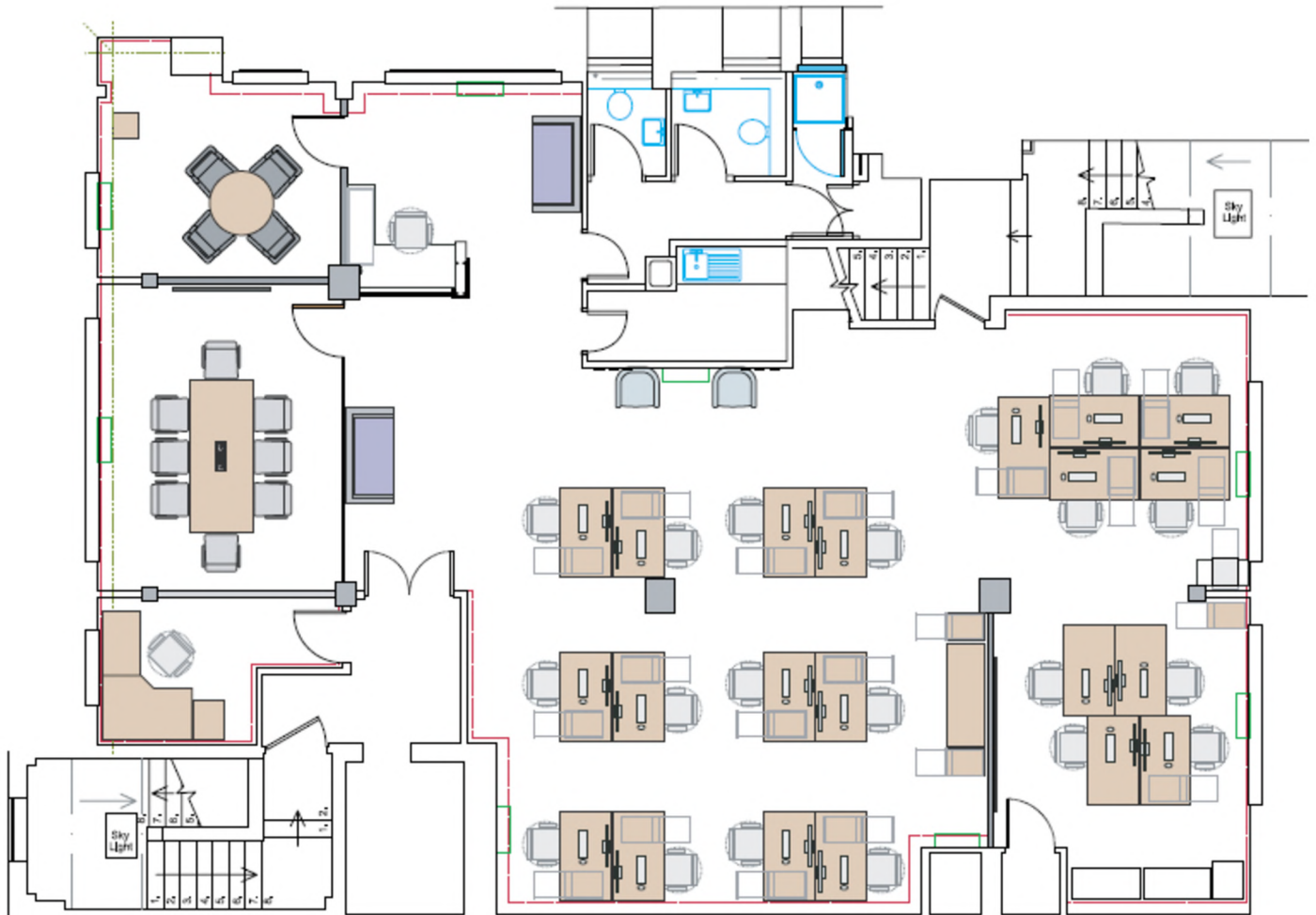


## DESCRIPTION

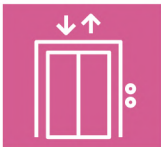
This former industrial building has been substantially upgraded by the owners, The Howard De Walden Estate, to incorporate an automatic passenger lift and air conditioning with each floor having en-suite WC's and shower.



## Entire 3rd Floor, 22 Cross Keys Close - Indicative Layout



### AMENITIES



Four person passenger lift



Multiple Board & Meeting Rooms



Demised WCs & Shower



VRV Air Conditioning



Suspended LED Lighting



Fitted Kitchenette



Fully Furnished space



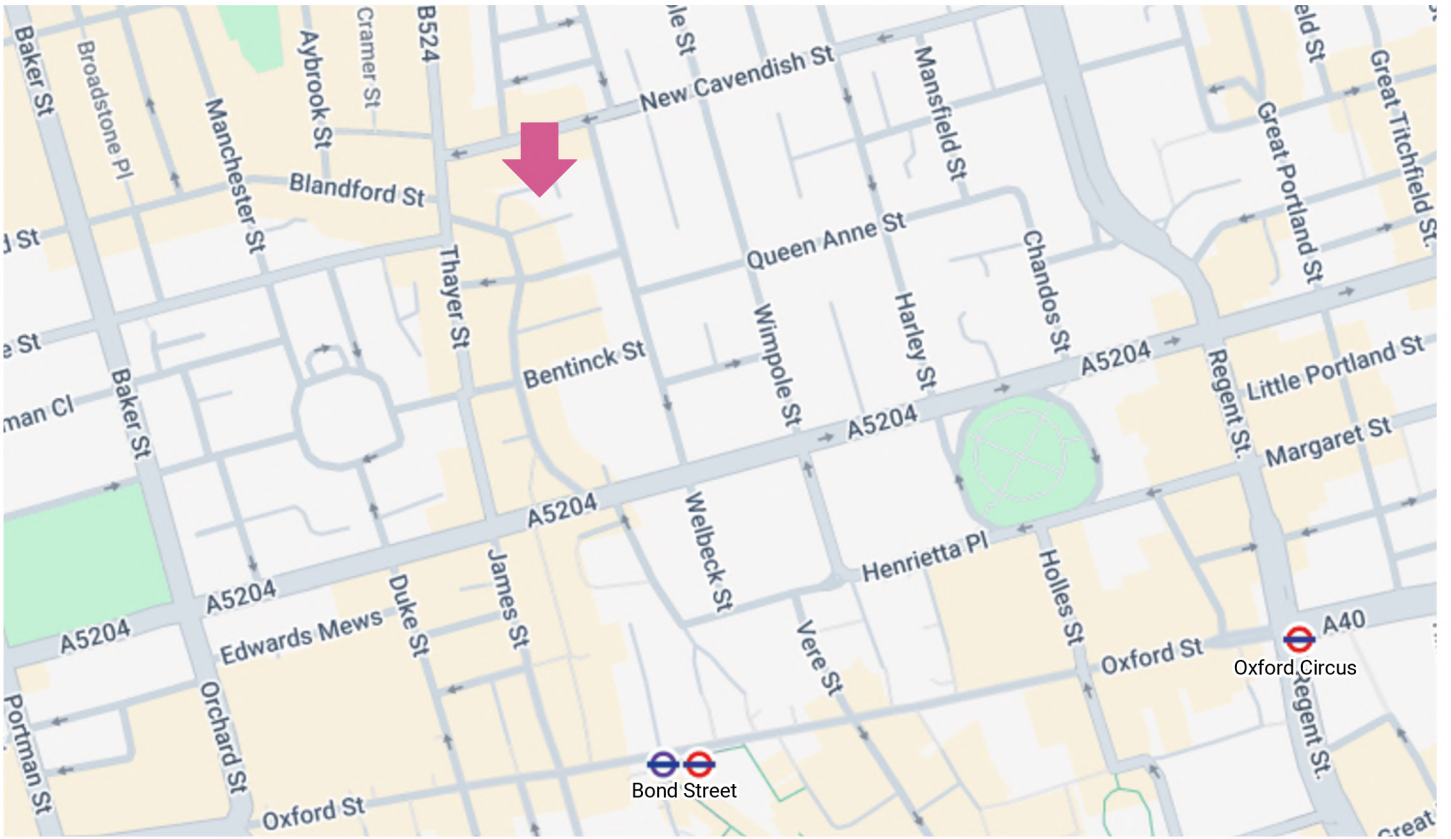
EPC B (49)



### ACCOMMODATION

Our client's demise comprises the entire 3rd floor offices having a net floor area of 1,870 sq ft approx. As is evident from the floor plan and photos the layout benefits from glazing on three elevations.

- 21 x Workstations
- 1 x Single Office
- 1 x 8 Person Meeting Room
- 1 X 4 Person Meeting Room
- Reception/Waiting Area



## LOCATION

Cross Keys Close is a quiet cobbled Mews located at the junction with Marylebone Lane and Bulstrode Place. Its entrance is flanked by two of Marylebone's most popular restaurants Caldesi and L'Entrecote and is a minute's walk from an array of high-end retail and restaurants in fashionable Marylebone High Street and Oxford Street.

Bond Street Underground Station a short walk away, served by the Central, Jubilee and Elizabeth Line.

## TERMS

Our client's lease is for a term expiring on the 8th March 2027, outside the 54 Act.

We understand a new 5 year lease could be made available by the freeholder at a market rent.

Rent: £149,600 pax (£80.00 per sq ft), is the passing rent.

Business Rates: £52,921 payable (£28.30 per sq ft).

Service charge: £9,488.10 for the year ending March 2024 (£5.07 per sq ft).

The furniture is available to purchase if required.

**For further information please contact the sole leasing agents Cyril Leonard:**



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