



1 & 26 Manchester Square, London, W1U 3AB

962 SQ FT | 1,733 SQ FT FITTED PERIOD OFFICE FLOORS TO LET
ON MANCHESTER SQUARE

- Impressive modern ground floor manned reception & soft seating area
- Views over the prestigious Manchester Square
- 8 person passenger lift
- Can be delivered fully fitted or refurbished
- Excellent natural light throughout
- Communal terrace
- Good floor to ceiling height throughout
- Comfort cooling throughout

Overview.

962 SQ FT | 1,733 SQ FT FITTED PERIOD OFFICE FLOORS TO LET ON MANCHESTER SQUARE

Location.

Manchester Square is Marylebone's premier and most sought after square, located a short walk North of Bond Street underground station (Jubilee and Central lines), and enjoys excellent connectivity from several nearby underground stations, including Oxford Street (Central, Victoria, and Bakerloo lines), and Baker Street (Metropolitan, Circle, Bakerloo, Jubilee, and Hammersmith & City lines).

Accommodation

The accommodation comprises of the following

Floor/Unit	Sq ft	Sq m	Availability
3rd	1,733	161	Available
2nd	1,725	160.26	Let
Ground	962	89.37	Available
Total	4,420	410.63	

Specification.

Impressive modern ground floor manned reception & soft seating area, Excellent natural light throughout, Views over the prestigious Manchester Square, Communal terrace, 8 person passenger lift, Good floor to ceiling height throughout, Demised WC's (3rd Floor), Can be delivered fully fitted or refurbished, Comfort cooling throughout, 24 hour access.

Financials.

Rent	£65.00 per sq ft
Rates Payable	£33.69 per sq ft
Service Charge	£15.00 per sq ft
EPC Rating	Upon Enquiry

Terms.

New lease(s) direct from the Landlord for a term by arrangement - flexible lease lengths available.

Contacts.

Bailey Crouch

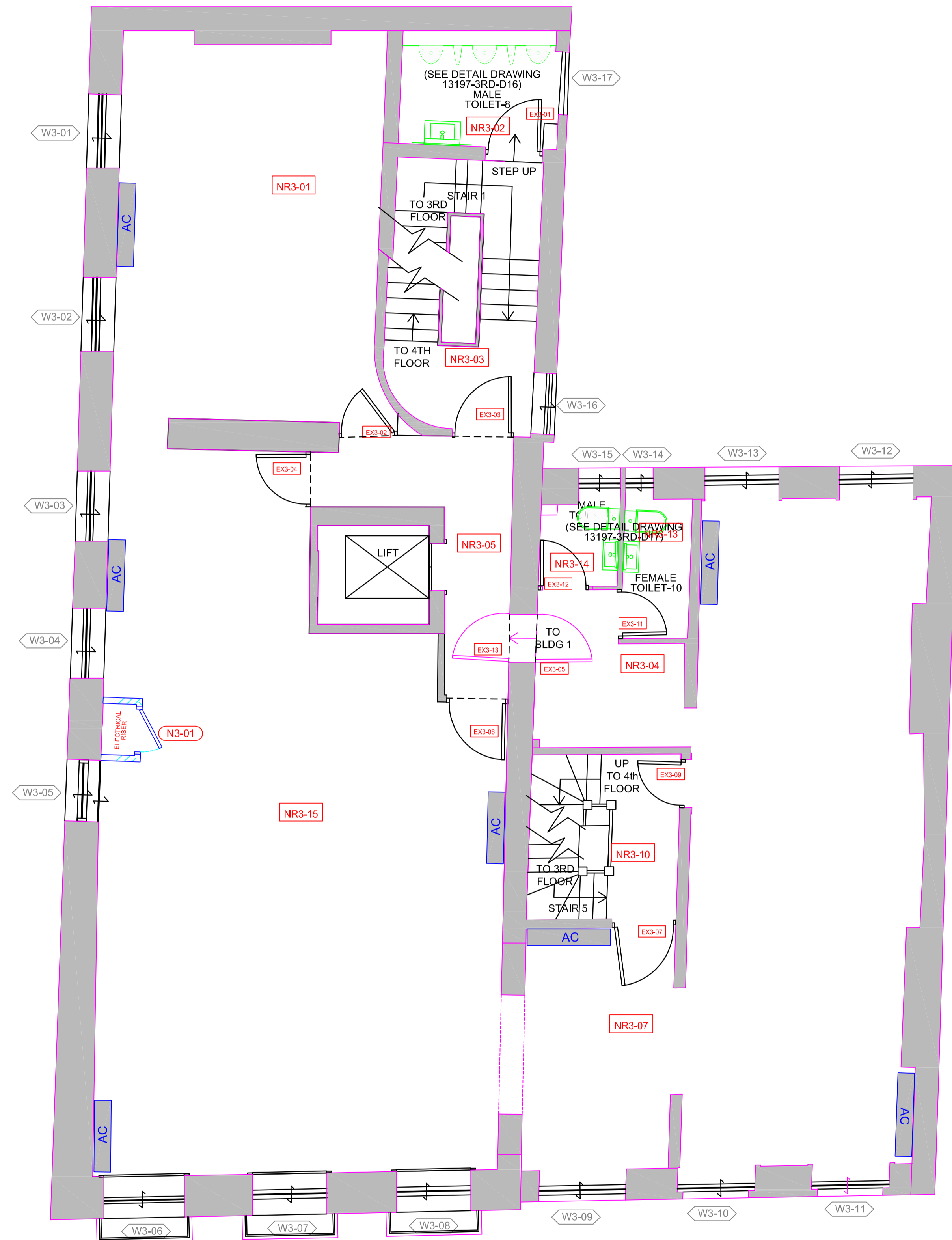
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3RD FLOOR

ips interior property solutions

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 WROTHAM BUSINESS PARK
 BARNET
 HERTS EN5 4SZ
 Tel. 020 8275 1095 Fax. 020 8440 8542
 Email. contact@ips-interiors.co.uk
 Website. www.ips-interiors.co.uk

CLIENT

SITE
 1 # 26 MANCHESTER SQUARE
 LONDON
 W1U 3AB

TITLE
 THIRD FLOOR
 GENERAL LAYOUT

PROJECT N° Q

DRG. NO. **1MS3**

SCALE 1:50

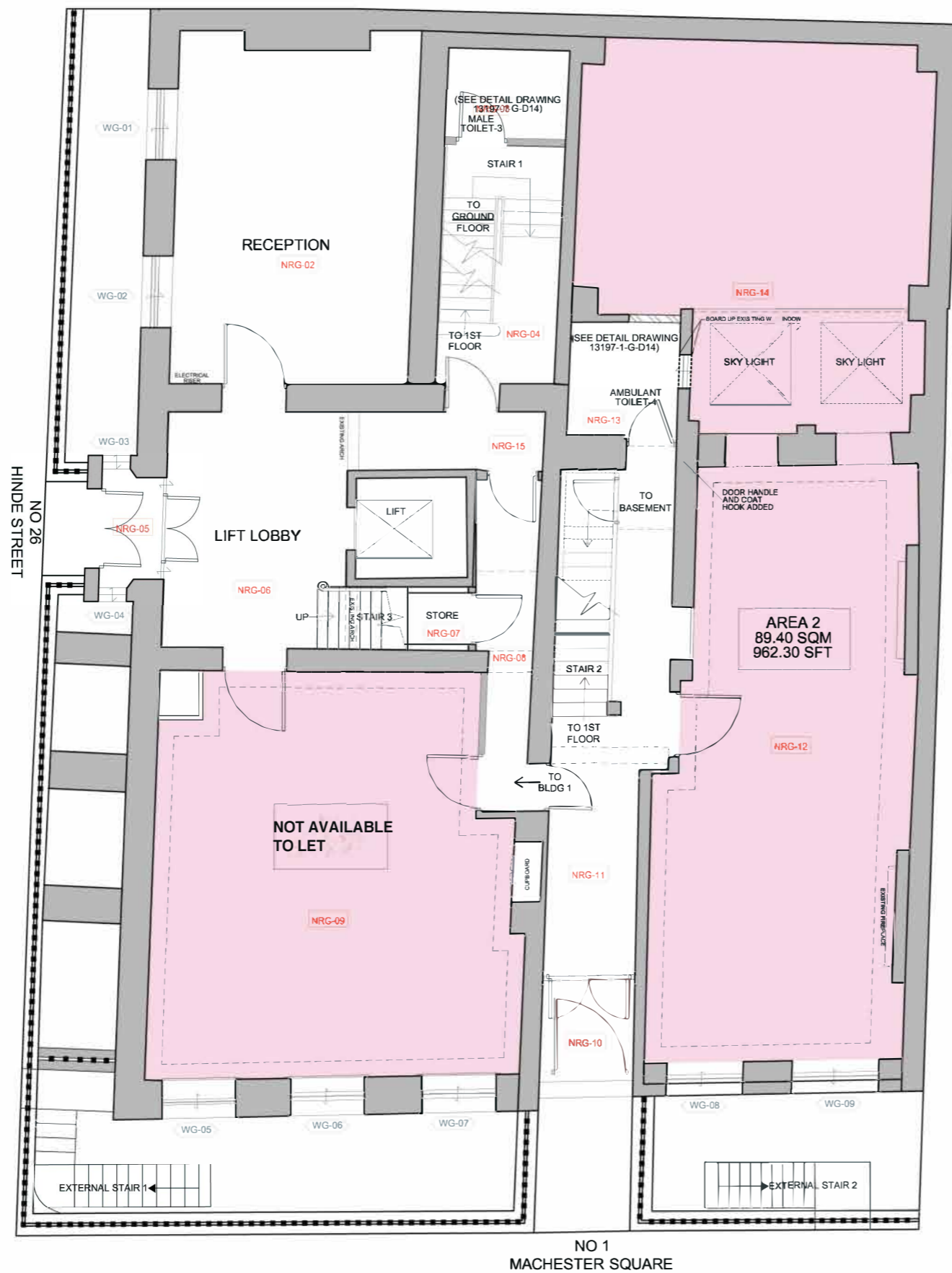
DATE 15th JANUARY 2021

DRAWN C. BASSETT

REV	DATE	DESCRIPTION

All dimensions must be checked on site and not scaled from this drawing.

NOTES:-
THIS DRAWING MUST BE SIGNED OTHERWISE IT WILL BE INVALID
BUILDING PARAMETERS TAKEN FROM AS BUILT DRAWINGS PROVIDED
CHECK SURVEY UNDERTAKEN ONLY
SUBJECT TO STATUTORY APPROVAL
ALL DIMENSIONS SHOWN ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN



AREA CALCULATIONS

DESCRIPTION	SFT	SQM
AREA 1	507.63	47.16
AREA 2	962.30	89.40
TOTAL	1469.93	136.56



SUBLET

NOTE : ALL AREAS ARE APPROXIMATE.



MARIS

GROUND FLOOR

REV	DESCRIPTION	BY	DATE
-	DRAWING PRODUCED	DG/DB	15/01/09

FOR INFORMATION ONLY

PRE CONSTRUCTION DRAWING / APPROVAL DRAWING
CONSTRUCTION DRAWING / AS BUILT DRAWING



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CLIENT

DANIX

PROJECT ADDRESS

1&26 MANCHESTER SQUARE
LONDON

DRAWING TITLE

GROUND FLOOR

DESIGNER / DRAWN BY	SCALE	AMENDED DATE
DG/DB	1:50@A1	15/01/09

Project No	Building	Floor	Detail	Revision
13197	1	G	GA	

DESIGNER / DRAWN BY	DATE	PRE CONTRACTS / CONTRACT-SIGNED OFF BY	DATE

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