



## 12 MELCOMBE PLACE

### OVERVIEW

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Tucked away in the Grade II listed grandeur of Marylebone Station, Melcombe Place has been restored to its former glory following a comprehensive refurbishment in 2019.

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The interior connects with the building's history while adding contemporary touches such as focus booths, acoustically treated phone rooms and varied spaces to retreat and recharge.

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As well as flexible spaces for more efficient work, Melcombe Place has a range of carefully designed specialist spaces such as the secret library and compact fitness studio.

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There are a range of different sized offices available on flexible agreements allowing you to expand within your term.

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### AMENITIES

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Lounge

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Bike Storage

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Showers

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Gym

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Library

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Recharge Room

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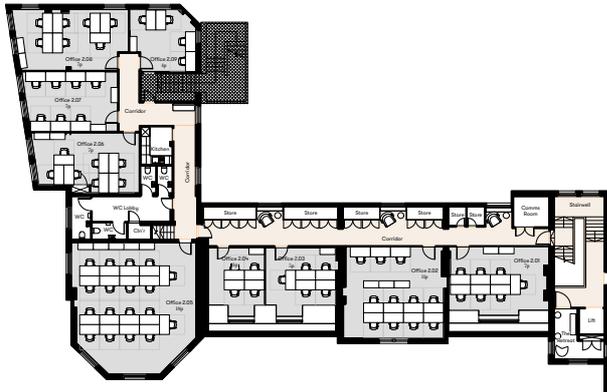
Kitchens

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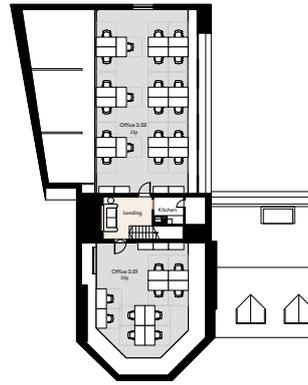




**GENERAL NOTES**  
 Size and dimensions to any elements are indicative only. All dimensions to be checked on site prior to commencement of any works.  
 DO NOT SCALE FROM THIS DRAWING.



① Second Floor  
 Scale: 1:200



② Third Floor  
 Scale: 1:200

REVISION	DATE
<b>Second &amp; Third Floors</b>	
SCALE: 1:200 @ A3	
DWG NO: MCP_SP02-03	REVISION: /
DATE: April 2019	DRAWN BY: CAE
TITLES: For Information	

**Melcombe  
 Place,  
 Marylebone Stn.**



## TERMS

Flexible by arrangement

## SUMMARY

Available Size	50 sq ft to 10,000 sq ft
Price	£725 per desk per month
Business Rates	Included in desk rate
VAT	Elected

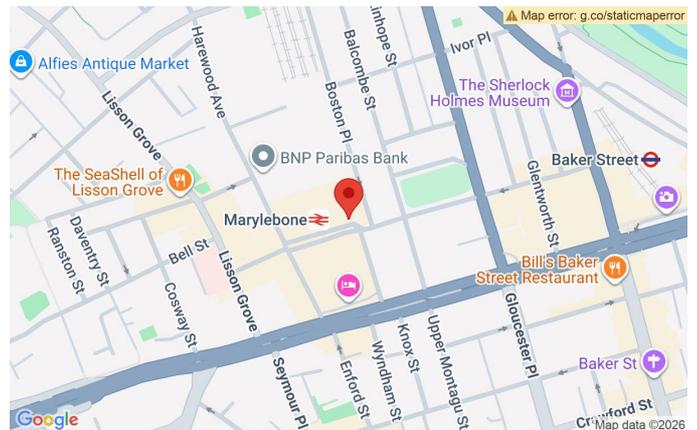
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**CATHERINE ALEXANDER**

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## LOCATION

Melcombe Place sits just above the concourse of Marylebone station with National Rail and underground links on your doorstep.

With an eclectic mix of restaurants, bars and retail, Marylebone is one of London's most popular neighbourhoods. Melcombe Place combines a quiet pace with convenient connections - having an office in the iconic station not only puts your company on the map but also provides a quick escape route out of the city.

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