



4-6 YORK STREET

OVERVIEW

The 2nd floor of 4-6 York Street in Marylebone is fully fitted and ready for immediate occupancy.

It features 9 desks and chairs, an 8-person meeting room, two private offices, and a kitchen with a breakout area.

The building also offers excellent communal facilities, including a passenger lift, showers, bike storage.

The recently refurbished entrance lobby, makes it a convenient and attractive workspace in a prime London location.

AMENITIES

Meeting Space

Kitchen

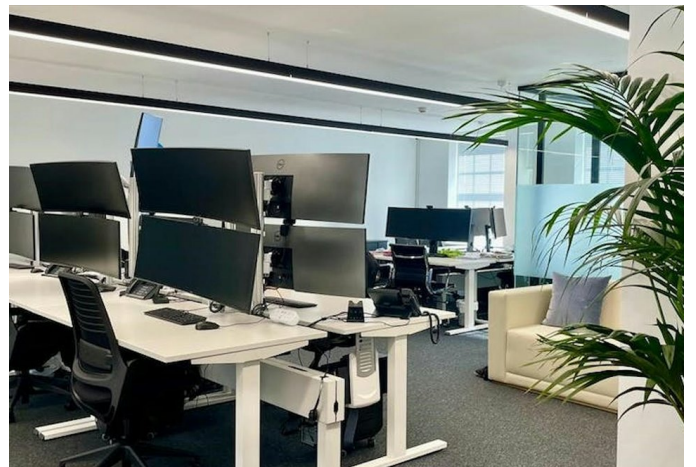
Break Out Space

Air Conditioning

LED Lighting

Shower

Bike Storage



TERMS

Flexible by arrangement

SUMMARY

Available Size	1,326 sq ft
Price	£13,000pcm
Business Rates	TBC
Service Charge	Included
VAT	Elected

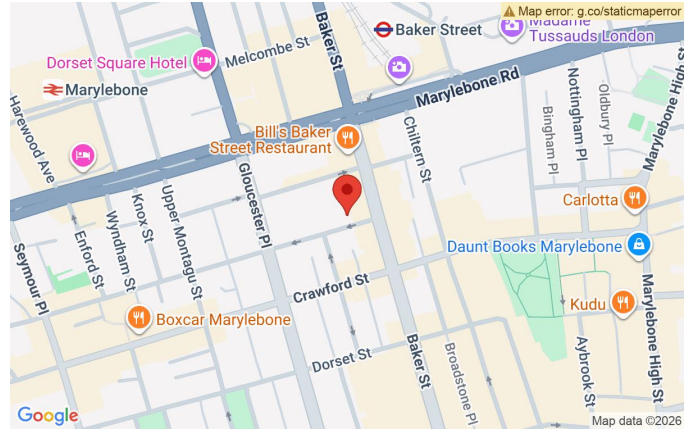
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

4-6 York Street is ideally within a short walking distance of Baker Street and Marylebone Stations, offering excellent transport links. The building is perfectly positioned to enjoy the unique boutiques and top-class restaurants of Marylebone High Street and Chiltern Street. Additionally, the serene Paddington Gardens are nearby, providing a peaceful retreat in the heart of London.

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