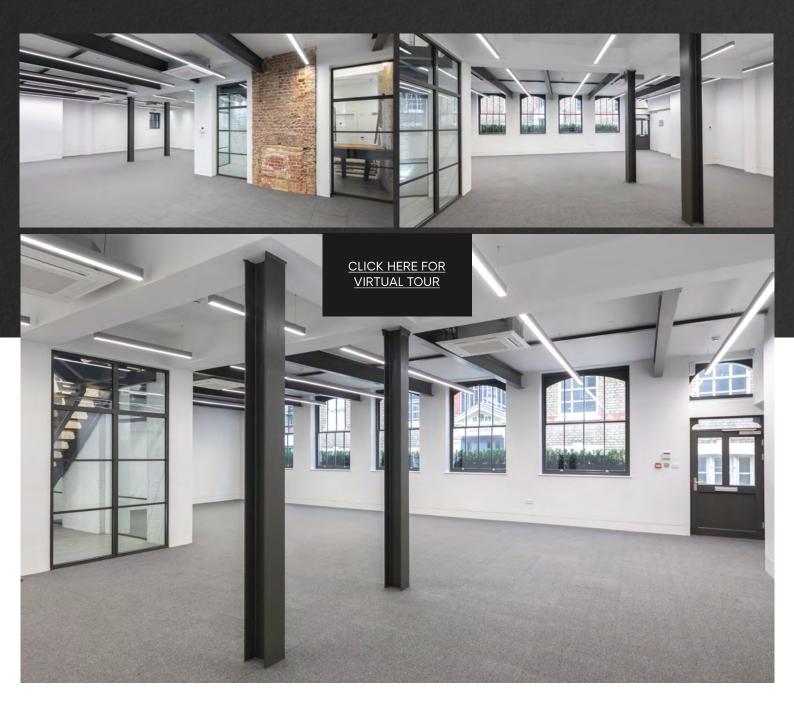


### MARVELLOUS MARYLEBONE VILLAGE

4 Grotto Passage sits in the heart of Marylebone Village, which is nestled between Regents Park, Bond Street, Harley Street and Oxford Street. This upmarket London neighbourhood offers high quality shopping, dining and accommodations, but retains a charming small-town feel. While the Village is a favourite with West London locals, it is largely unknown to tourists.

The unique and quirky self-contained mews building has undergone an extensive refurbishment to create contemporary boutique offices. Set over three floors, it provides 3,907 sq ft of open plan B1 office accommodation, and is ready for occupation.





FLOOR AREAS	SQ FT	SQ M
SECOND	1,156	107.4
FIRST	1,419	131.9
GROUND	1,332	123.8
TOTAL	3,907	363.1

FLOOR PLAN - GROUND FLOOR

SPACE PLAN - GROUND FLOOR

### FLOOR PLAN - FIRST FLOOR

FLOOR PLAN - SECOND FLOOR

SPACE PLAN - FIRST FLOOR

SPACE PLAN - SECOND FLOOR



### AREA

The bustling chic Marylebone High Street is surrounded by quaint tree-lined roads and interesting nooks and crannies.

The meandering Marylebone Lane is one of the original streets of the district. Following the course of an ancient river, it pre-dates the grid pattern of the other streets in the area. Marylebone Village is close to two of London's most beautiful open spaces, Hyde Park and Regent's Park.

# SIUN NING SUR ROUND INGS





# DE LIGHT FUL DINI NG

### **RESTAURANT & BARS**

Gourmet eateries include Caldesi, 108 Brasserie, Orrery, The Cavendish, Blandford Comptoir, and three Michelin-starred restaurants: Roganic, Texture, and Trishna. There are also plenty of trendy street cafes and great British pubs.





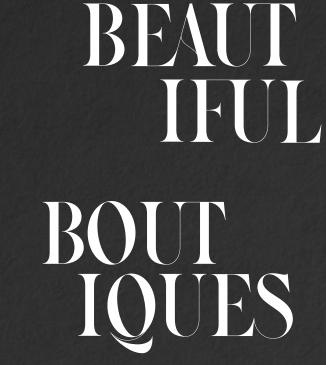






### SHOPPING

With a wide range of independent shops and high street and designer boutiques, Marylebone Village is a shopper's delight. Aspinal of London, Paul Smith, Gerard Darel and French Sole are just a few of the fashion brands with boutiques in the area.





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## PER FEC TLY PLA CED

### LOCATION

Marylebone Village enjoys excellent transport links. Baker Street Station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines) is a 10-minute walk from 4 Grotto Passage, and the districts of Oxford Circus and Soho are just 15 minutes away.



Mins to Baker Street

Mins to Marylebone Station



### 4 GROTTO PASSAGE, MARYLEBONE W1

VIEW ON GOOGLE MAPS

4GROTTOPASSAGE.COM

**Refurbished By** 



Richard North +44 (0)7734 953 764 richard.north@hdwe.co.uk

Sarah Walsh +44 (0)7747 488 780 sarah.walsh@hdwe.co.uk Emma Fayers +44 (0)7703 728 434 emma.fayers@hdwe.co.uk Leasing Agents



Julie Rees +44 (0)7710 257 924 julie.rees@gn2.uk.com

Pippa Vincent +44 (0)7785 935 313 pippa.vincent@gn2.uk.com