

The image shows the exterior of a white brick building with a series of arched windows. Each window has a flower box filled with green plants and pink flowers. Above the windows, there is a stone plaque that reads "THE GROTTO RAGGED AND INDUSTRIAL SCHOOLS ESTABD 1846". The building is part of a row, with other similar buildings visible on either side.

FOUR
GROTTO
PASSAGE

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.

FOUR GROTTO PASSAGE



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

SPACE PLAN - FIRST FLOOR

FLOOR PLAN - SECOND FLOOR

SPACE PLAN - SECOND FLOOR

FOUR GROTTO PASSAGE

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.

STUN NING SUR ROUND INGS



FOUR GROTTO PASSAGE

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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.



FOUR GROTTO PASSAGE

SHOPPING

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

BEAUT IFUL

BOUT IQUES



FOUR GROTTO PASSAGE

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.

2 Mins to
Marylebone
High Street

5 Mins to
Baker
Street

7 Mins to
Marylebone
Station

15 Mins to
Oxford
Circus

4 GROTTO PASSAGE, MARYLEBONE W1

[VIEW ON GOOGLE MAPS](#)

4GROTTOPASSAGE.COM

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