



**Sentinel House, 193-197 Old  
Marylebone Road  
Marylebone  
NW1 5QP**

**BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

This highly prominent building sits at the corner of Harcourt Street and Old Marylebone Road and is set over lower ground, ground and five upper floors, providing 18,216 sqft of high quality flexible office space.



## THE LOCATION

The building is located within Marylebone which is the prime destination for luxury and fine dining within the west end. Connections and transport amenities are also firstclass with a number of nearby underground lines and fast access to the M4 and M40 motorways.

Sentinel House benefits from a number of transport options with rail and underground stations at Marylebone, Edgware Road and Baker Street all within a short walk.

The new Elizabeth Line at Paddington station (Q4 2018) will further add to transport options, the new line will considerably shorten journey times across London and beyond.

## NEAREST TUBE

Marylebone





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
3rd Floor	4,232	71	£54,000	12/36 Months		
4th Floor	4,043	64	£51,000	12/36 Months		
5th Floor	4,035	64	£51,000	12/36 Months		
Ground	2,300	25 to 35	£29,000	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Flexible Terms on Self Contained Floors
- Staffed Ground Floor Reception
- Excellent Natural Light



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

Scott House, Waterloo Station, London SE1 7LY  
020 3998 3205

## LEEDS OFFICE

1 Aire Street, Leeds LS1 4PR  
0113 457 0186



**Tony Beck**

tony@mbspropertysearch.co.uk  
07947522101