

MANAGED  
WORKSPACE  
OPPORTUNITY



Meridien  
House, W1H

2ND FLOOR  
3,182 SQ. FT

REDEFINING THE  
TRADITIONAL

# REIMAGINED WORKSPACE

Meridien House offers your business flexibility of term, service, and cost under a managed office structure of your choosing. Giving you access to host of unique amenities within a newly refurbished well lit floor in the heart of Marylebone

## BUILDING LOCATION



### Location

42 Upper Berkeley  
Street, W1H 5QL



Meridien House is ideally located between Mayfair, Paddington and Marylebone near the iconic Marble Arch. With the delights of Mayfair on your doorstep, such as a host of retail shops, and well-known restaurants the building is in a superb location and within walking distance of Marble Arch, Paddington & Bond Street Underground Lines.

## OFFICE AMENITIES



Air Conditioning



Good Natural Light



Dedicated WCs



Newly Refurbished  
Floor



Bike Storage



Passenger Lift



Kitchen Areas



24/7 Access



Manned Reception

Design your space reflecting you  
and your business in an  
attractive period property.



# WHAT CAN BE INCLUDED AT YOUR CHOICE



## PROPERTY EXPENDITURE

Rent  
Rates  
Service Charges  
Insurances

## CAPITAL EXPENDITURE

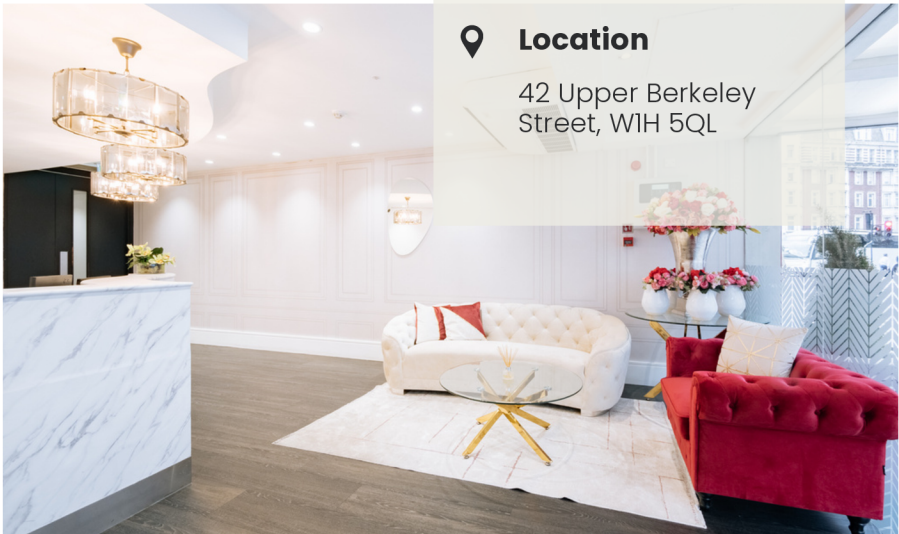
Building Surveys  
Design & Fit-Out Works\*  
Furniture Fixtures & Fittings  
Stamp Duty Land Tax  
Legal Fees & Property Searches  
Acquisition Fees

## OPERATIONAL EXPENDITURE

Utilities  
Cleaning & Waste Disposal  
Facilities Management  
Repairs & Maintenance  
Health & Safety & Compliance  
Security  
IT Connectivity

## Location

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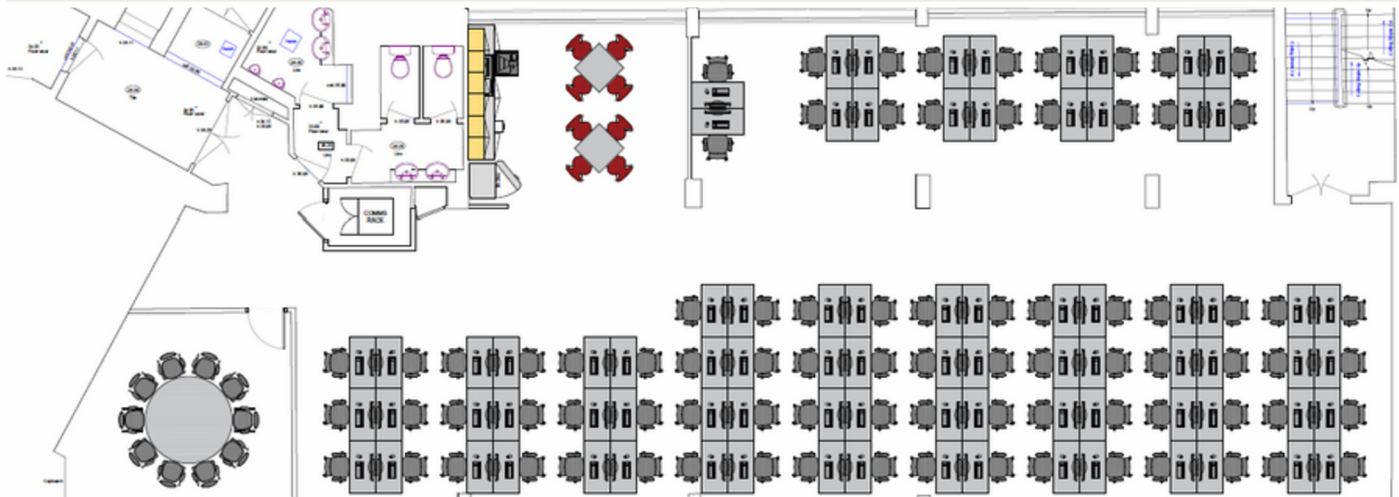


\*To a Pre-Agreed Value

# PRICING

PER SQ. FT  
FROM **£155**

LICENCE FEE PCM  
FROM **£41,000 + VAT**



Example Layout of 2nd Floor

The logo consists of a series of white, concentric, curved lines on the left side, resembling a stylized 'I' or a signal wave, set against a solid brown background.

# IDENTITY

workspace

FOR ENQUIRIES  
CONTACT US

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Uniquely yours, managed by us