



CHANDOS HOUSE

MARYLEBONE

Long lease for sale with vacant possession

Alternatively, a new occupational lease is available for a term by arrangement



*An exceptional Georgian
Townhouse in the very centre of the
West End, ideally suited to a wide
range of office, other commercial
and educational uses, or as a private
members' club.*





250 years of history

Built by Britain's most prominent architect, Robert Adam, between 1769 and 1771, Chandos House has been the home of English and European nobility including Dukes, Earls and Counts. In the nineteenth century the building housed the Austrian Embassy where the resident Ambassador, Prince Esterhazy, hosted lavish parties.

Chandos House forms part of the Howard de Walden Estate who oversaw a comprehensive scheme of renovation and modernisation in 2005 on behalf of the current Head Lessee. Many of the original fireplaces remain and decorations are to the original Adam scheme of colours.





Chandos House today

The 2005 scheme created six spacious rooms at ground and first floor levels used for events, meetings, receptions and guest breakfasts. The remaining upper floors, together with the majority of the lower ground floor, form a boutique member's hotel of seventeen luxurious, well-presented bedrooms. A beautifully arranged terrace adds the finishing touch to one of London's finest period Townhouses.





The opportunity

The Head Lease allows the use of the building on any of the following bases:

Professional and business offices

Professional, cultural, charitable and learned institutions, associations and trade federations including conference facilities and overnight accommodation for members and their guests

A high class members' club

The Estate will actively consider variations to the lease for uses that make a positive contribution to the area. For owner occupiers proposing a predominantly office or other commercial use it should be noted that the bedrooms include 'bathroom pods' that facilitate ready conversion.

Floor areas

Chandos House is arranged with the following net internal areas:

Floor	sq ft	sq m
3rd	2,172	202
2nd	2,165	201
1st	2,414	24
Ground	2,510	233
Lower Ground	2,561	238
Total	11,822	1,098





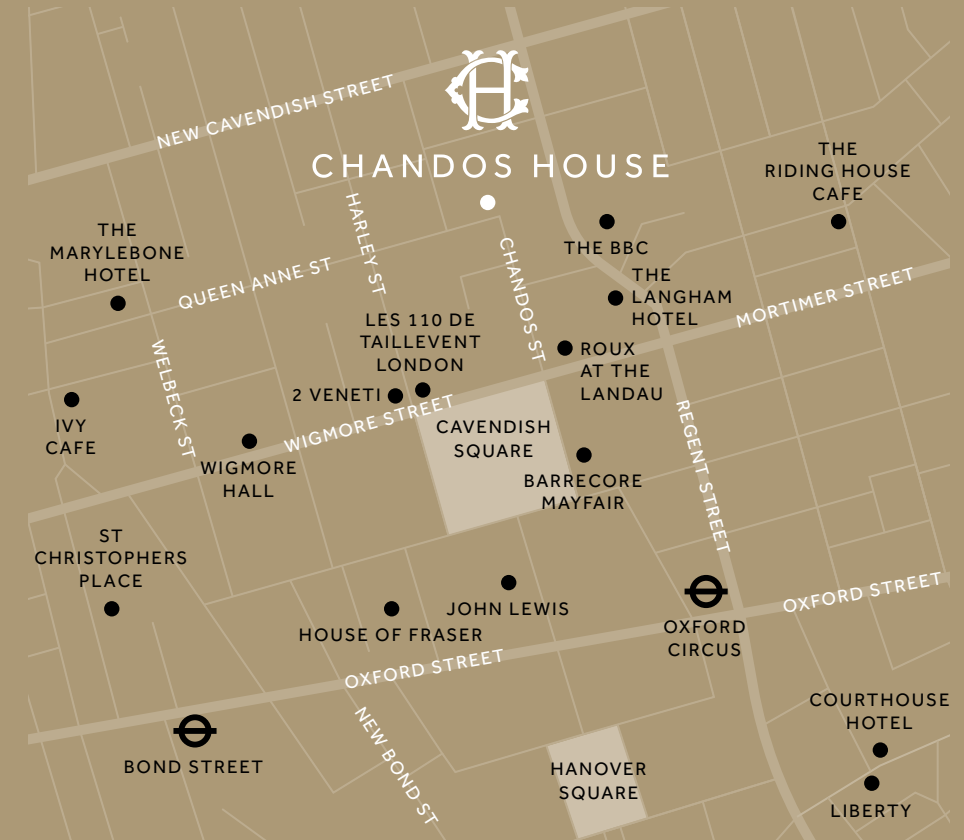
Tenure

The Head Lease expires July 2129 and therefore has over 110 years remaining.

The ground rental gearing is to 27.581% of the open market rental value.

The current ground rent at £170,000 per annum plus VAT, is subject to 5 yearly reviews, the next of which is effective July 2019.

Sales and letting terms are available on application.



Location

Chandos House is situated in the heart of the West End of London. Whilst only a few minutes' walk from Oxford Circus and Marylebone Village, Queen Anne Street forms a quiet, tranquil location.

For further details or to arrange an inspection, please contact Sole Agents:

CLUTTONS

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