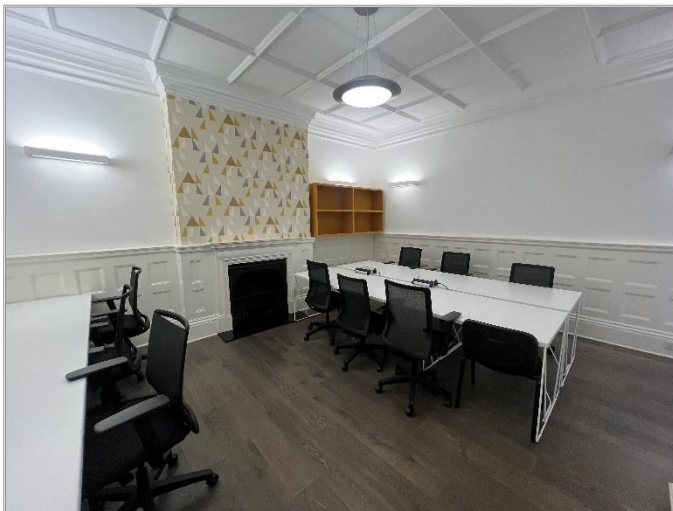




TO LET
54 WELBECK STREET
LONDON W1G 9XS

A SELECTION OF HIGH QUALITY OFFICE SUITES IN A CHARMING MARYLEBONE BUILDING

MULTIPLE OFFICE SUITES: 300-1,270 SQ FT



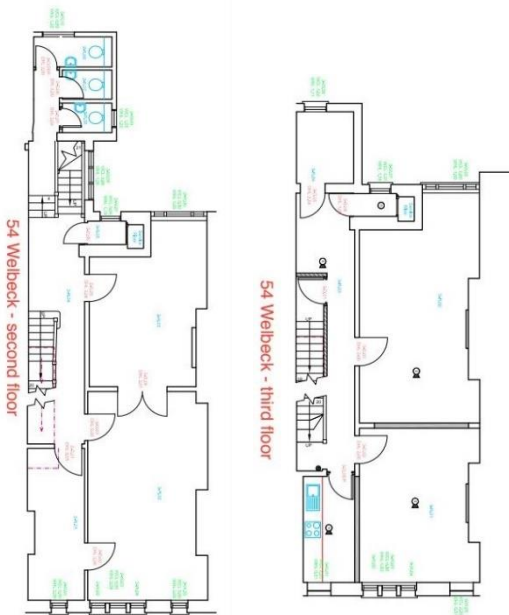
LOCATION:

The property is situated half way down Welbeck Street, close to the junction of Bentinck Street. The area is well connected being close to Bond Street, Paddington and Baker Street. This gives access to the Elizabeth Line, Central, Jubilee & Hammersmith & City lines. Nearby the property there is a branch of Waitrose as well as several high-end restaurants such as The Ivy and Chiltern Firehouse. Marylebone is an affluent area popular with small businesses and families.

ACCOMMODATION:

The extremely well-presented accommodation is arranged over four-storeys. The serviced building includes various communal break out areas, tea points, kitchen, WCs, showers and meeting rooms available for hire. The specification includes:

- Manned reception
- Heating / cooling cassettes
- Natural light from two sides
- Communal kitchen / break out areas & meeting rooms



USE:

E Class – Commercial, Business & Service: E (g) (i) Offices

RENT:

RENTS STARTING FROM £5,000 +VAT PCM (all inclusive)

Available Now:

Ground floor suite: 10 Desks - 377 sq ft

Second floor entire: 22 Desks - 592 sq ft

Third floor suite: 12 Desks - 301 sq ft

PLEASE ENQUIRE FOR LATEST AVAILABILITY

SERVICE CHARGE:

For the avoidance of doubt, service charge contributions and bills will be included in the rent.

INSURANCE:

In the event of a lease, the landlord will provide building insurance. For the avoidance of doubt, insurance will be included in the rent.

BUSINESS RATES:

For the avoidance of doubt, business rates will be included in the rent.

EPC:

EPC details to be confirmed.

COSTS:

Each party will be responsible for their own legal and professional costs incurred during a transaction.

VIEWING ARRANGEMENTS:

For viewing arrangements please contact **BRECKER GROSSMITH:**

PHIL RICHARDS – 020 7908 2683 – Phil@breckergrossmith.co.uk

JACK SUITER – 020 7908 2682 – Jack@breckergrossmith.co.uk