

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



29 WELBECK STREET, LONDON W1



**FIRST FLOOR FRONT PERIOD OFFICE
WITH HIGH CEILINGS AND ORNAMENTAL BALCONY
460 SQ FT
AND
SMALL LOWER GROUND FLOOR OFFICE
115 SQ FT**

**LOCATION**

The property is located on the east side of Welbeck Street just south of New Cavendish Street and a short walk from Bond Street underground station. There are a wide variety of shops and restaurants in the immediate vicinity, in Marylebone High Street to the west and Oxford Street to the south.

ACCOMMODATION

Attractive period building offering a fine first floor front office divided into an ante office and main room benefitting from high ceilings, original cornicing and fireplace and a lower ground floor office facing a light well.

FIRST FLOOR FRONT **460 sq ft**
LOWER GROUND **115 sq ft**

AMENITIES

- * Traditional style entrance and common parts
- * First floor period office with high ceilings and original features
- * Lower ground office benefitting from natural light
- * Central Heating
- * Entry phone

LEASE

Flexible licence for a term by arrangement.

RENT

FIRST FLOOR £48,500 per annum inclusive
BASEMENT £10,000 per annum inclusive
Includes rates, service charge, cleaning and electricity; no VAT

VIEWING

By appointment through sole agents, Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559
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