

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



29 WELBECK STREET, LONDON W1



**LOWER GROUND, GROUND AND FIRST FLOOR
PERIOD OFFICES TO LET
115 SQ FT/125 SQ FT/ 335 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 ground floor rear office with pleasant rear view and built in furniture if required with demises toilet and storage area and a large first-floor office benefitting from high ceilings and original cornicing.

GROUND FLOOR REAR	125 sq ft
FIRST FLOOR	335 sq ft
LOWER GROUND	115 sq ft

AMENITIES

- * Traditional style entrance and common parts
- * Ground floor office with good natural light, demised WC and storage
- * Fine period first floor office with high ceiling
- * Central Heating
- * Entry phone

LEASE

Flexible licence for a term by arrangement.

RENT

Ground floor rear - £15,000.00 per annum inclusive
First floor - £36,000.00 per annum inclusive
Lower Ground - £12,000 per annum inclusive
Rents inclusive of 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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