

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



29 WELBECK STREET, LONDON W1



**ATTRACTIVE SMALL OFFICE TO LET IN
PERIOD BUILDING
115 SQ FT/125 SQ FT/ 335 SQ FT/ 370 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 featuring traditional style entrance and common parts, benefitting from central heating and offering a number of individual rooms.

GROUND FLOOR **370 sq ft (34.4 sq m)**

A superb ground floor front office with period features, original fireplace and high ceiling.

£40,000.00 per annum inclusive

GROUND FLOOR **125 sq ft (11.6 sq m)**

A well-appointed ground floor rear office with pleasant courtyard view and built in furniture if required benefitting from a demised toilet and storage area.

£15,000.00 per annum inclusive

FIRST FLOOR **335 sq ft (31.2 sq m)**

A large first-floor office benefitting from high ceiling, fireplace and original cornicing.

£36,000.00 per annum inclusive

LOWER GROUND **115 sq ft (10.7 sq m)**

Economical single office with natural light

£12,000.00 per annum inclusive

LEASE

Flexible licences for a term by arrangement.

RENT

Rents as above 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
email: dbi@wiltshiredaniels.com

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First floor office

Ground floor entrance

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Ground floor rear office with demised WC

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