

**WILTSHIRE
DANIELS**

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ATTRACTIVE SMALL OFFICE SUITES TO LET IN PERIOD BUILDING IN THE HEART OF MARYELBONE



29 WELBECK STREET, LONDON W1

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 per annum inclusive

AMENITIES

- * Traditional style entrance and common parts
- * Central Heating
- * Entry phone

LEASE

New flexible licences for a term by arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through sole agents, Wiltshire Daniels
Contact Daniel Isaacs on 020 7529 5559
email: dbi@wiltshiredaniels.com



First floor office



Ground floor entrance