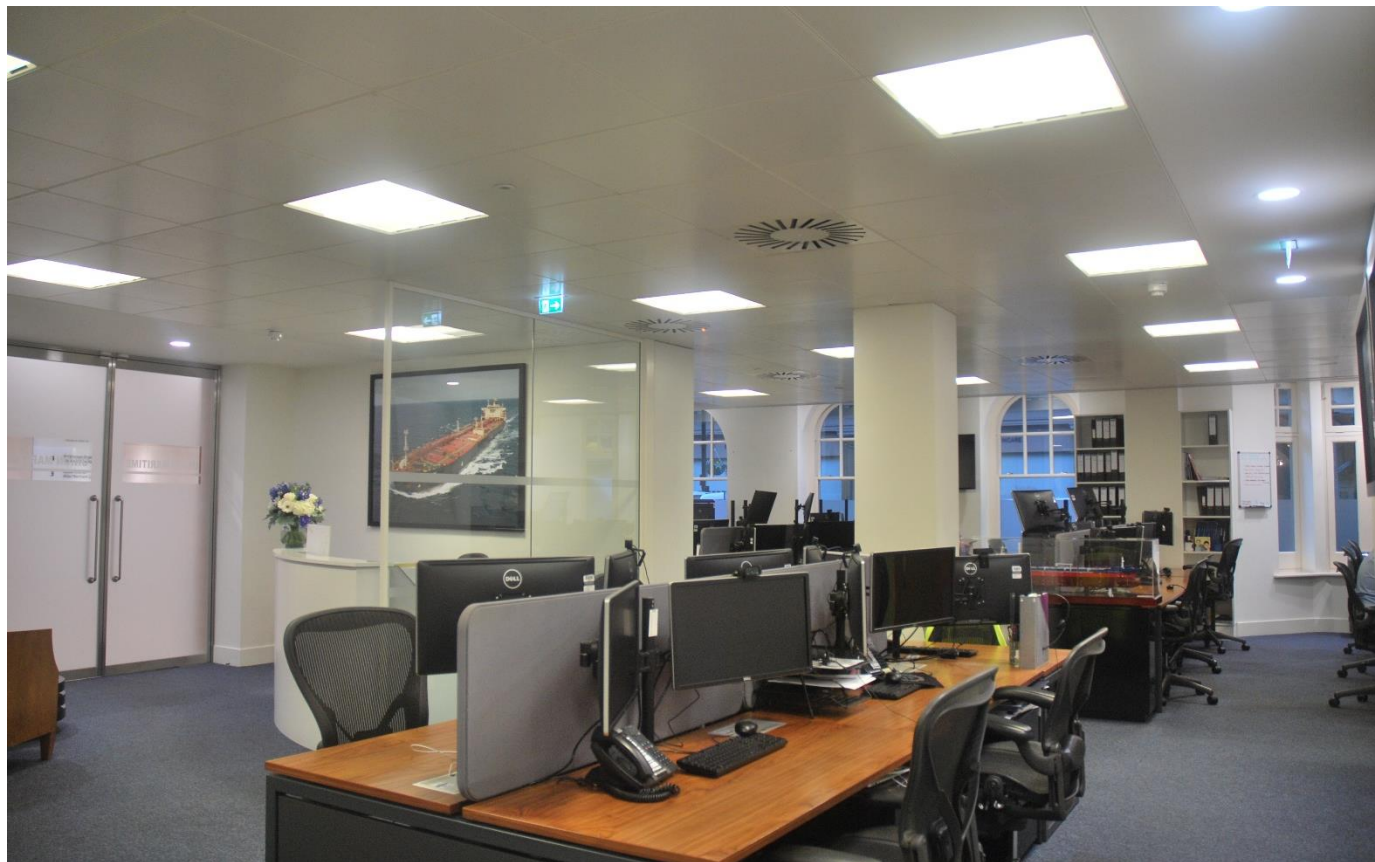


5 Welbeck Street, Marylebone, London, W1G 9YD



OFFICE TO LET | 1,752 sq ft



Location

Situated on the eastern side of Welbeck Street close to the junction with Cavendish Place the building benefits from being in the heart of Marylebone. The nearby restaurant, shopping and cultural amenities are unrivalled with Marylebone High Street to the west and Oxford Street and Bond Street to the south. Bond Street (Central, Jubilee lines), and Oxford Circus (Central, Bakerloo, Victoria Lines) are within a short walking distance.

Floor Areas

Floor	sq ft	sq m
Ground Floor	1,752	162.8
TOTAL (approx.)	1,752	162.8

*Measurement in terms of *N00

Description

The available ground floor suite provides high quality fitted space with a mixture of open plan working space, a private office, boardroom and small meeting rooms.

Jason Hanley, Partner

020 7025 1391

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

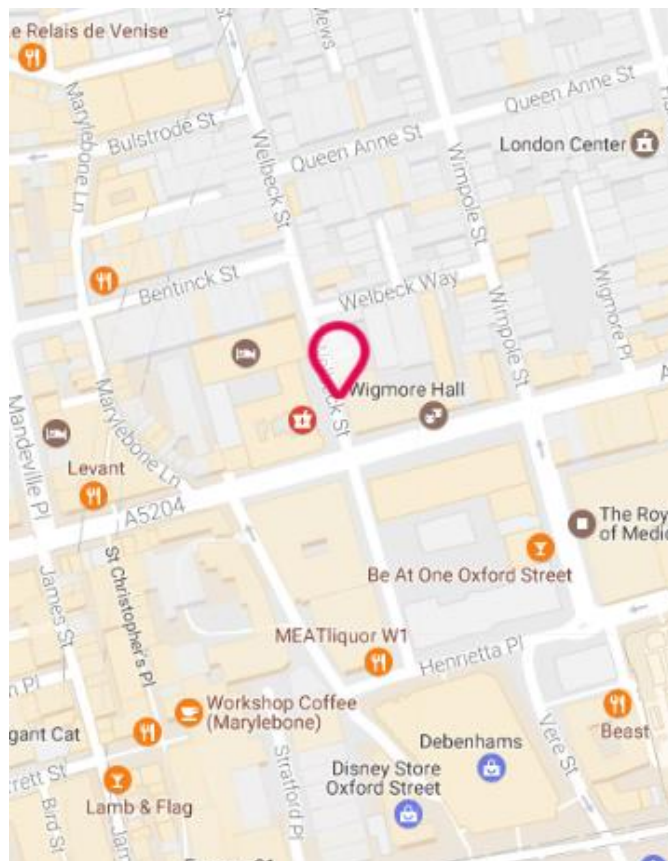
Subject to Contract January 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

5 Welbeck Street, Marylebone, London, W1G 9YD



OFFICE TO LET | 1,752 sq ft



Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until April 2023, subject to a tenant's option to determine and rent review in April 2018. Alternatively, a sublease until April 2018.
Rent:	Passing rent £59.50 psf pax, offers of a premium are invited for the benefit of the lease on assignment. Rent on application for a sublease
Rates:	TBC
Service Charge:	Approximately £9.00 psf

Amenities

- 4 pipe fan coil air conditioning
- Raised floors
- Kitchenette
- Demised WCs
- Boardroom and meeting rooms in situ
- Well-presented manned reception
- Bicycle storage
- Locker facilities and showers

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

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Subject to Contract January 2017