LONIC
020 7486 0900
LONDON & NEW YORK

47B WELBECK STREET
W1G 9XA

GROUND, 2ND & 3RD FLOOR BOUTIQUE OFFICES TO LET
IN THE HEART OF MARYLEBONE
ON FLEXIBLE TERMS

223 – 1,843 SQ. FT.
20 – 171 SQ. M.

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2nd Floor Office ▼

3rd Floor Office ▼

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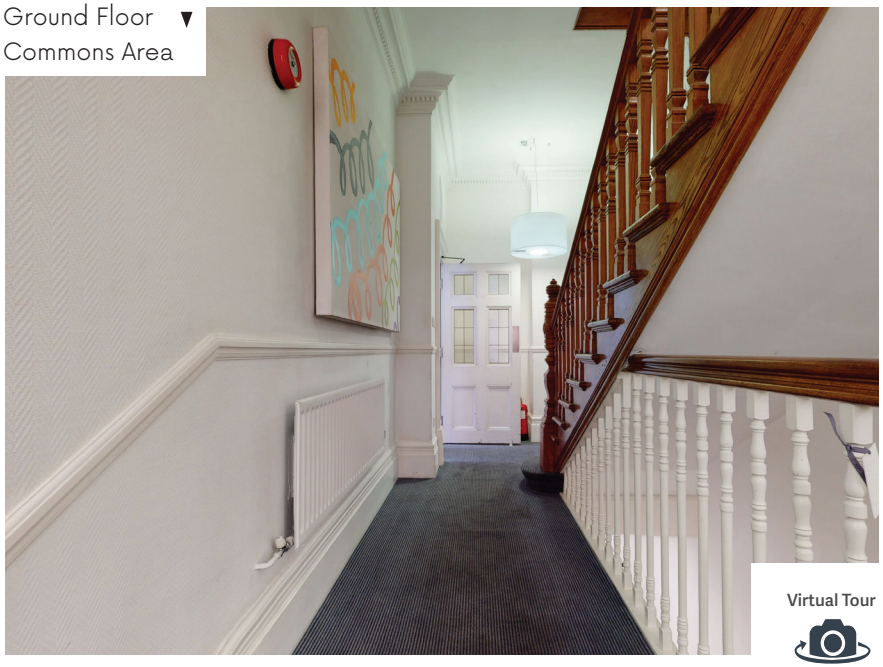
APPROXIMATE COSTS

FLOOR	SIZE SQ. FT/ SQ. M.	RENT /SQ. FT.	BUSINESS RATES PAYABLE /SQ. FT.	SERVICE CHARGE /SQ. FT. *	TOTAL INCLUSIVE COST PA/PCM
3RD	650 60	£70.00	£26.00	£12.50	£70,841 £5,903
2ND	640 59	£72.50	£23.00	£12.50	£69,120 £5,760
GRD FLOOR (Left) U/O	330 31	£87.50	£28.00	£12.50	£42,240 £3,520
GRD FLOOR (Right) U/O	223 20	£85.00	£28.00	£12.50	£27,987 £2,332
TOTAL	1,843 171	£79.00	£26.00	£12.50	£216,435 £18,036

* Fixed to include all reasonable consumption of utilities and cleaning of common parts

Ground Floor ▼
Commons Area



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LOCATION

The property is located in the heart of prestigious Marylebone opposite the Marylebone Hotel, on the west side of the thoroughfare at the junction with Bulstrode Street. Bond Street, Baker Street and Oxford Circus Underground Stations are all close by.

ACCOMODATION

Bright, well maintained, self-contained ground, second & third floor offices, comprising of a predominantly open plan office areas, including two stunning modern open ground floor offices, two meeting rooms on the second floor, and a boardroom, meeting room as well as a comms/ storage cupboard on the 3rd floor. Occupiers in the building also benefit from use of meeting rooms in separate parts of the building by separate arrangement. Floors can be acquired together or separately.

LEASE

Sub-lease(s) for a term until Sept 2026 with a mutual break in Sept 2024 on 6 months notice.

Plans With Desks ▼

2nd Floor – 10 Desks

3rd Floor – 12 Desks

AMENITIES ▼

- Lift & spacious common areas
- Use of additional meeting rooms in the building
- Period features
- Stunning modern ground floor office
- Flexible terms
- Floors can be acquired together or separately
- LED lighting
- Security CCTV cameras
- Economic service charge
- 2nd & 3rd floors own dedicated WCs

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▲ Lower Ground Floor Meeting Room

Lower Ground ◄ Kitchen

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LOCAL AREA ►

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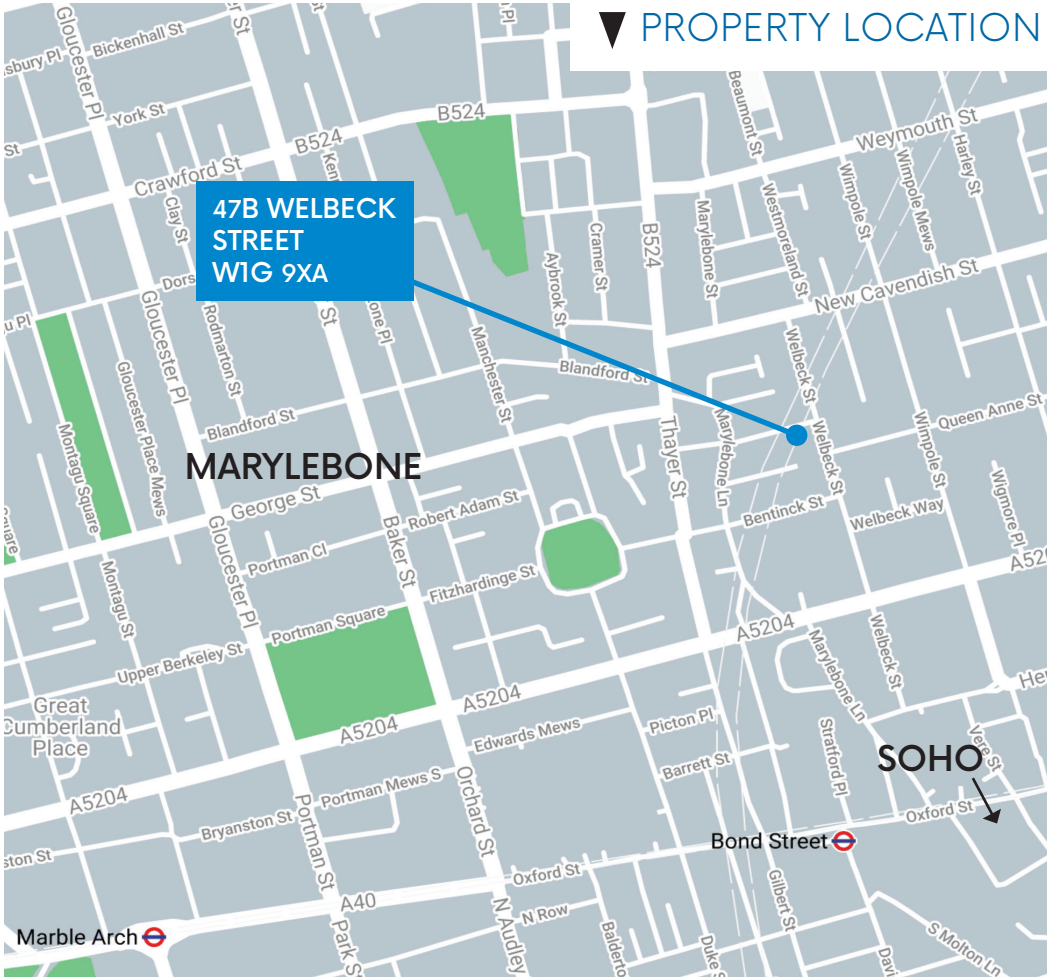
▼ PROPERTY LOCATION



VIEWINGS

Viewings strictly by appointment through sole agents:

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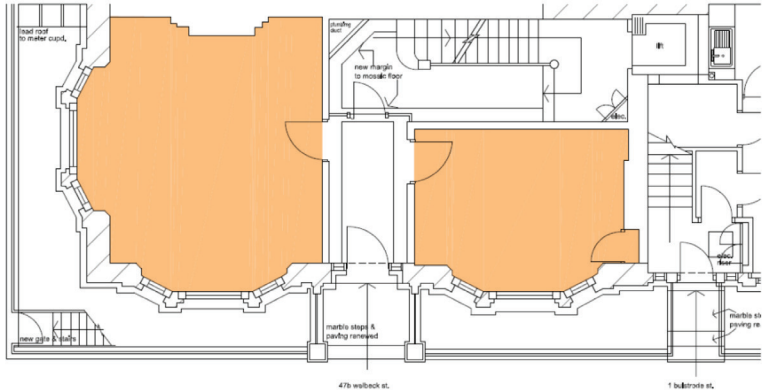
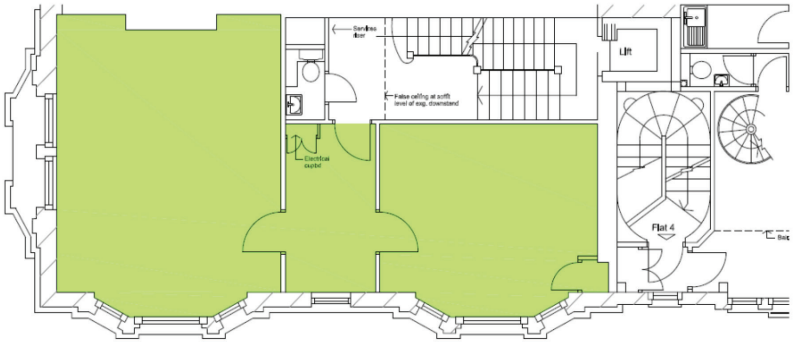
▼ FLOOR PLANS

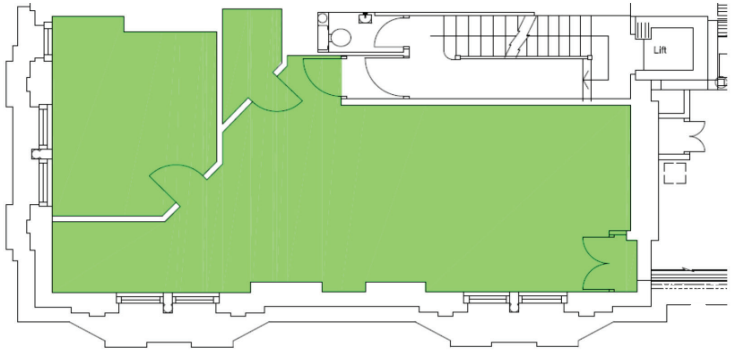
▼ Ground Floor



▼ 2nd Floor



▼ 3rd Floor



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