

LONIC

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LONDON & NEW YORK

**ECONOMIC, BRIGHT, SELF-CONTAINED,
PART GROUND & 3rd FLOOR OFFICES IN
MARYLEBONE
TO LET**

**150-328 SQ. FT.
14-49 SQ. M.**

49 WELBECK STREET, W1G 9XN



Viewings
through
joint agents:

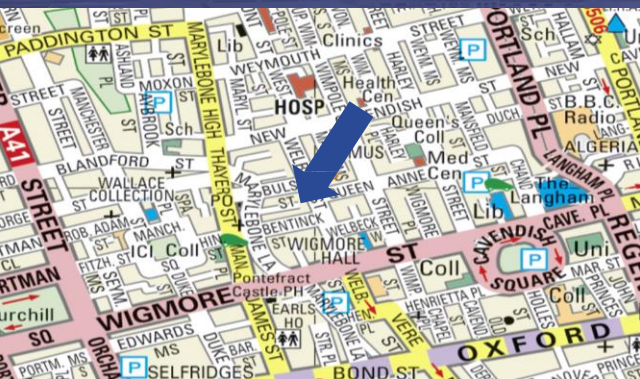
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**Economic, Bright,
Self-Contained,
Part Ground & 3rd
Floor Offices In
Marylebone To Let**

150 - 328 Sq. Ft.
14 - 30 Sq. M.

FLOOR	SIZE SQ. FT. SQ. M.	RENT & SERVICE CHARGE PA PCM
PART 3 RD ROOM 1	178 17	£10,500 £975
PART GROUND (FRONT)	150 14	£14,500 £1,208
TOTAL (PART 3 RD & PART GROUND)	328 49	£25,000 £2,083



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Amenities:

Self-Contained Modern Building

Part Ground & Part 3rd Floor Offices To Let

2 x Open Plan Sections

Perimeter Trunking

Carpeted Throughout

Great Natural Light

Comfort Cooling

Use of Shared Kitchen On Second Floor

Use of Ground Floor Boardroom

LOCATION:

The property is located on the west side of Welbeck Street, almost opposite to Queen Anne Street. Bond Street, Oxford Circus and Baker Street Underground Stations are all within walking distance.

ACCOMODATION:

The Part Third Floor office is set within a self-contained period building. The suite benefits from excellent natural light, air conditioning & perimeter trunking. The Part Ground Floor consists of a smart open plan office, with great natural light. Both suites benefit from the use of the boardroom, at no additional cost.

LEASE:

New lease(s) with terms to be agreed. The lease(s) will be excluded from the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

3rd Floor Office



Part Ground Floor Office



Part Ground Floor Office



3rd Floor Office

