

ONE

DUCHESS STREET

MARYLEBONE LONDON W1

A magnificent period building,
1 Duchess Street occupies a
prominent corner position on
Duchess Street and Hallam Street.





THE BUILDING

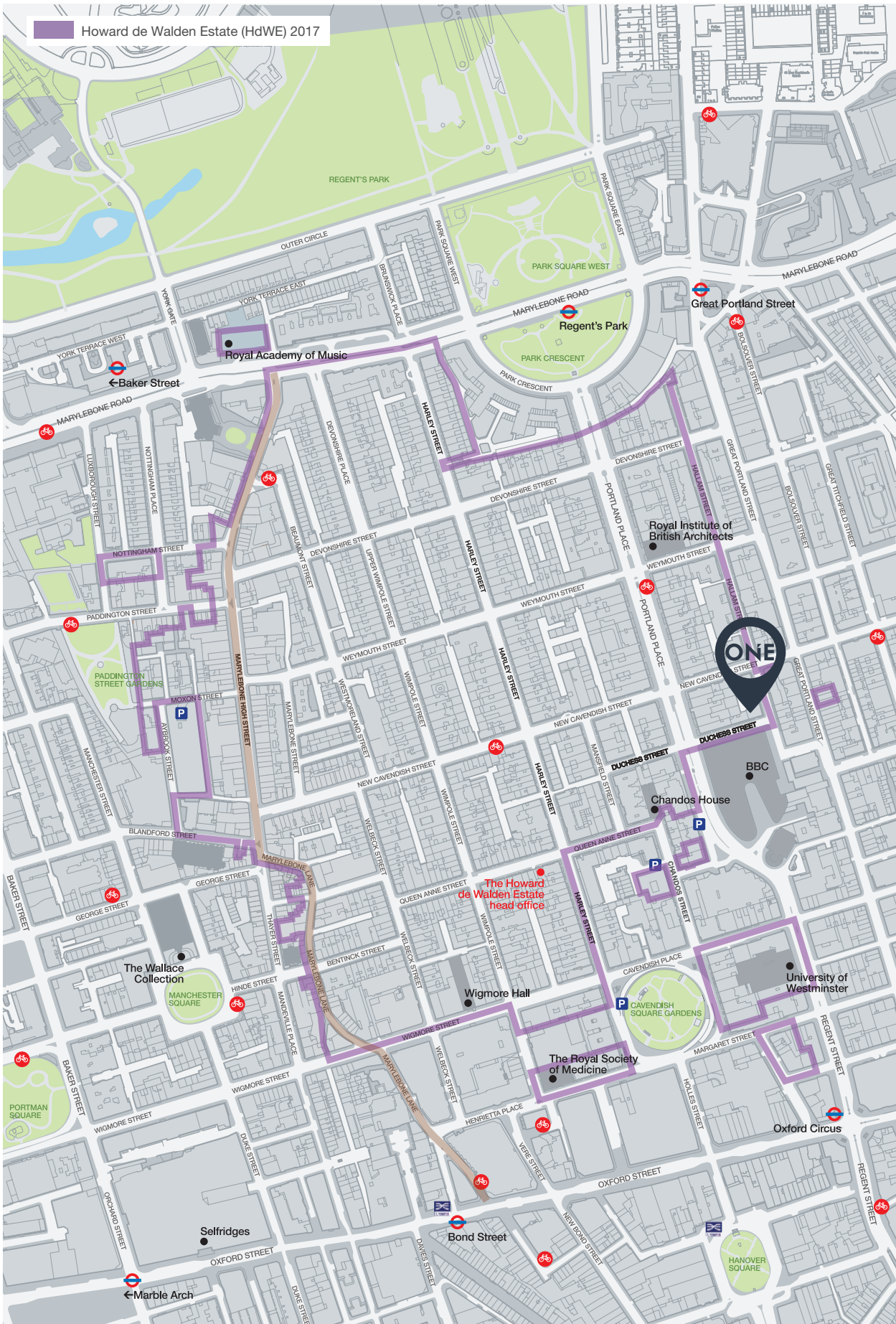
Situated north of Oxford Street and to the south of Regent's Park, the area has retained the vast majority of the original 18th century buildings, built by Robert and James Adams along the thoroughfare of Portland Place.

1 Duchess Street offers a range of self-contained office suites within a period building over lower ground to fifth floor, providing cellular office space with private WCs and tea points.

For full details of the suites available, please see the enclosed particulars.

AMENITIES

- ▲ Managed reception
- ▲ Audio entry phone
- ▲ Two, 2 person passenger lifts
- ▲ Private WCs
- ▲ Private kitchenette / tea point
- ▲ Central heating
- ▲ Comfort cooling
- ▲ Cat 5e data cabling
- ▲ Fibre optic cabling is available
- ▲ Secondary glazing
- ▲ Period features
- ▲ 24 hour access

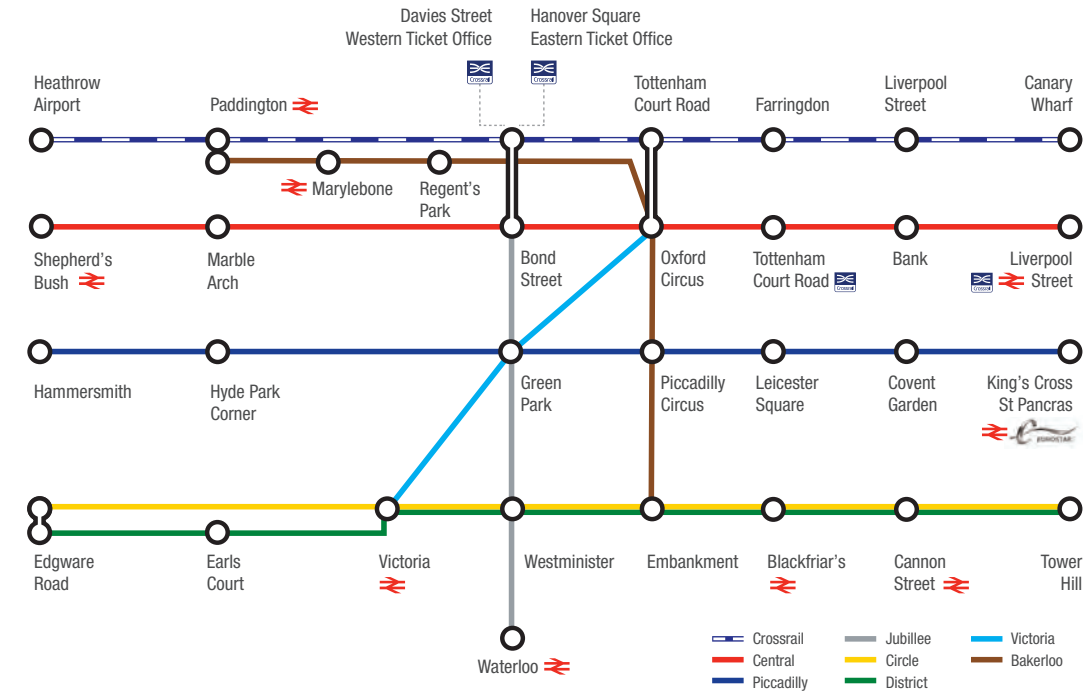


LOCATION

1 Duchess Street is ideally located, positioned within Marylebone and next to Fitzrovia it benefits from a wide variety of amenities on Marylebone High Street, Marylebone Lane and Great Portland Street. Regent's Park is only a short walk away allowing you access to 395 acres of parkland, excellent sport and leisure facilities and an open air theatre.

TRANSPORT LINKS

The building is in close proximity to all major transport links, international airports, St Pancras Eurostar terminal, mainline stations, Crossrail (Bond Street) and the city's vast public transport network. Oxford Circus, Great Portland Street and Regent's Park underground stations are all within walking distance.





MARYLEBONE

is a vibrant retail and business community enviably located in the heart of London's West End.

Marylebone offers a collective mix of office, medical, retail and residential tenants, providing a dynamic and refreshing neighbourhood to work in. It is an attractive and welcoming neighbourhood offering a quality of life whether at work or at home unrivalled in most major cities. Surrounded by beautiful architecture, green space and cultural distractions, it is both inspiring and engaging, with the renowned retail destination of Marylebone Village at the centre. Marylebone offers an array of local amenities, restaurants, cafes and fashionable boutiques with hotels, fitness centres and gyms close by. The Howard de Walden Estate has carefully nurtured Marylebone to provide a highly distinctive and balanced retail offering, featuring a high proportion of small independent businesses.



Marylebone Village

-  www.facebook.com/marylebone-village
-  [@MaryleboneVllge](https://twitter.com/MaryleboneVllge)
-  www.marylebonevillage.com





THE HOWARD DE WALDEN ESTATE

The Howard de Walden Estate is the freehold owner of most of the buildings in 92 acres of Marylebone, central London where it manages and leases both commercial and residential properties.

The Estate is owned by the Howard de Walden family whose deep historic connections to Marylebone date back to around 1710. With its head office based on Queen Anne Street, the business is firmly rooted in the local community and is fully committed to long term investment strategy, with an equal focus on each of its four sectors; residential, office, medical and retail.

THE HOWARD deWALDEN ESTATE

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