

**5 WELBECK STREET,  
MARYLEBONE, W1**



**PART FOURTH FLOOR – 2,954 SQ FT  
FITTED OFFICE SUITE TO LET**

**GERALDEVE**



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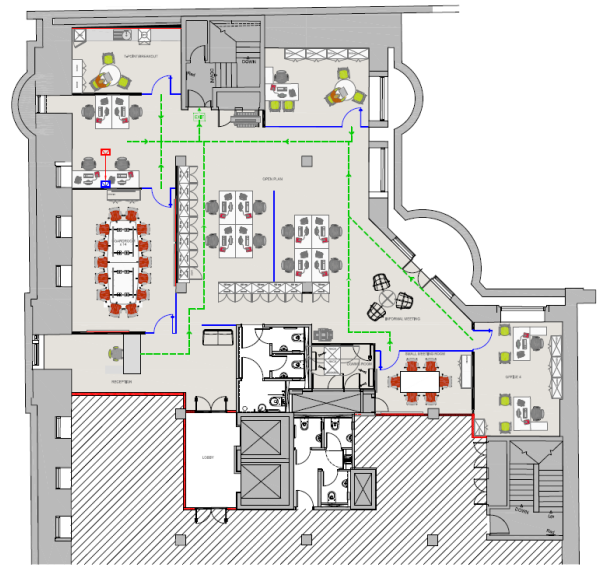
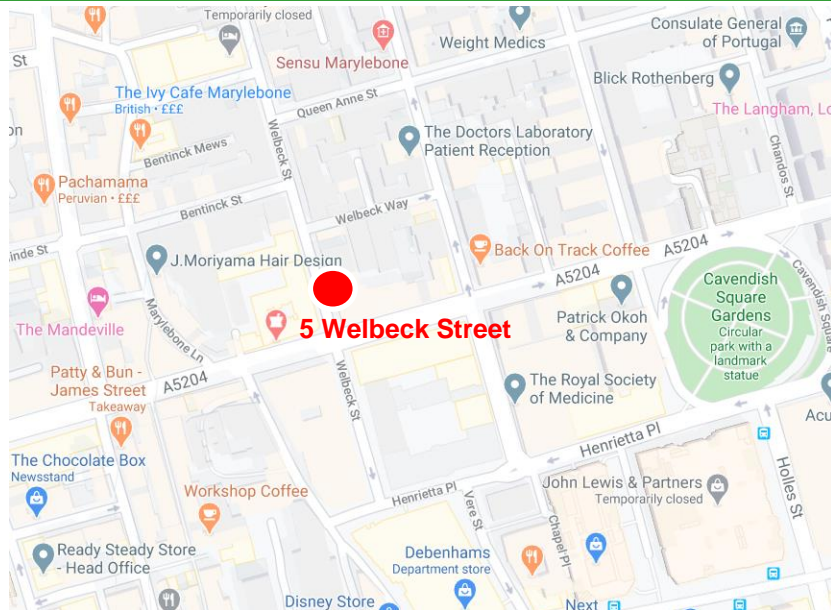


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PART FOURTH FLOOR – 2,954 SQ FT



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## Location

The Property is located on the east side of Welbeck Street at the junction with Wigmore Street. A short walk from Bond Street Circus and Oxford Circus underground stations.

The surrounding area of Marylebone offers excellent local amenities with a wide selection of restaurants, bars, international hotels and specialist retail amenities.

## Description

5 Welbeck Street is a modern high specification office building that was comprehensively refurbished in 2013.

The Part 4th floor provides a high quality fully fitted top floor office suite benefiting from excellent natural light. The floor is configured to provide 12 x open plan desks, 2 x private offices, 1 x 14-person boardroom, 1 x 6-person meeting room, reception, kitchen / break out

## Specification

- Fully fitted & cabled
- 4 pipe fan coin air conditioning
- 2.6m floor to ceiling height
- Full access raised floor (100mm)
- Suspended ceilings with inset lighting
- 3 x demised WCs
- 2 x 8-person lifts
- Showers & Cycle Storage
- Concierge & 24 hour security

## Virtual Tour

<https://my.matterport.com/show/?m=g3BhSE7WdxX>

## Floor Area

Part 4th Floor – 2,954 sq ft

## Term

Available by way of a sub lease until September 2024.

## Rent

On Application.

## Rates (2020-21)

£34.00 per sq ft

## Service Charge

£12.90 per sq ft

## Viewing

By appointment through Gerald Eve LLP.

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