

**Alexander
Reece
Thomson**

RIB

**HIGH QUALITY OFFICES WITH INTEGRAL DOUBLE GARAGE &
STUNNING ROOF TERRACE
TO LET/FOR SALE
NEWLY REFURBISHED**

**POTENTIAL FOR
MEDICAL USE***

**Oracle House, 8 Welbeck Way, London, W1G 9YL
From Approx. 3,000 - 6,410 Sq. Ft. / 278.71 – 595.51 Sq. M. (NIA.)**

***Potential for medical use is subject to the necessary consents**

[CLICK HERE FOR 3D TOUR](#)

LOCATION

Oracle House benefits from a prominent position on the northern side of Welbeck Way which links Welbeck Street and Wimpole Street. Marylebone has an extensive retail and leisure offering and excellent transport links with both Bond Street (Central & Jubilee Lines) and Oxford Circus (Bakerloo, Central & Victoria Lines) underground stations within easy walking distance.

DESCRIPTION

The building comprises a net internal area of approximately 6,029 Sq. Ft (6,410 Sq. Ft including garages) of office accommodation over lower ground, ground and three upper floors.

Oracle House has recently been refurbished to an exceptionally high standard to provide characterful warehouse style office accommodation with excellent natural light .

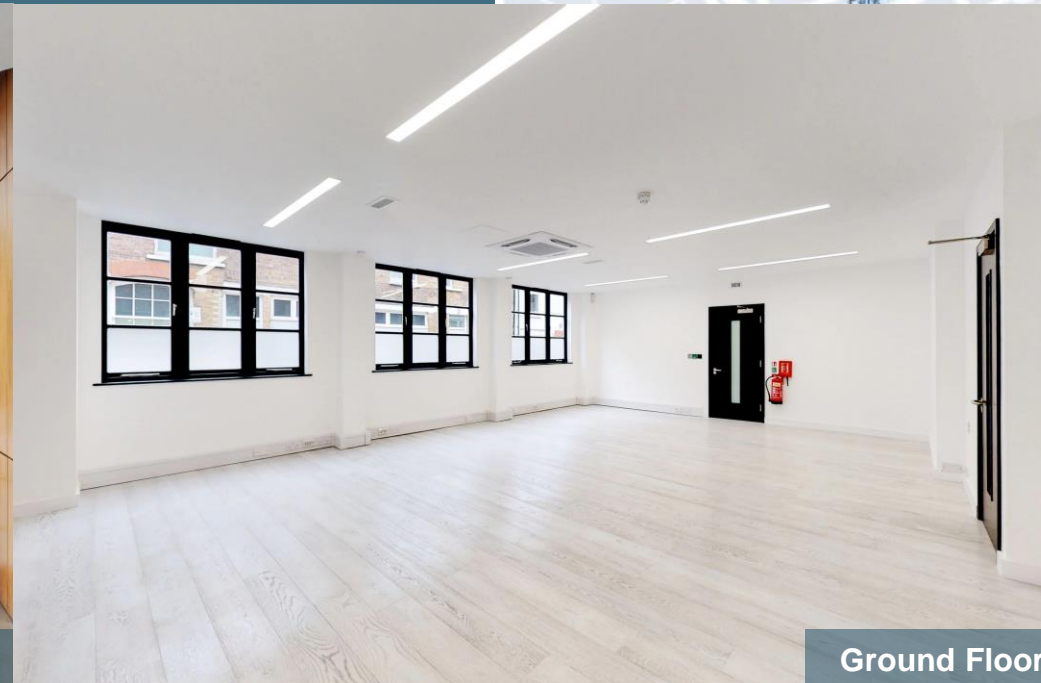
The configuration is flexible and accommodation can be provided from approximately 3,000 Sq. Ft upwards. The property benefits from a double garage, suitable for two cars or numerous bicycles, which has internal access to the ground floor office.

AMENITIES

Automatic access front door system; large reception / lobby area designed by Fox Linton Interiors; 1 x 8 person passenger lift; WC facilities on each floor (including 1 x shower room); VRV air conditioning; K glass double glazed windows; perimeter trunking; disabled access WC; plasterboard ceilings with recessed LED lighting throughout; average floor to ceiling height of approx. 2.3m; garaging for 2 x cars or numerous bicycles.



Reception



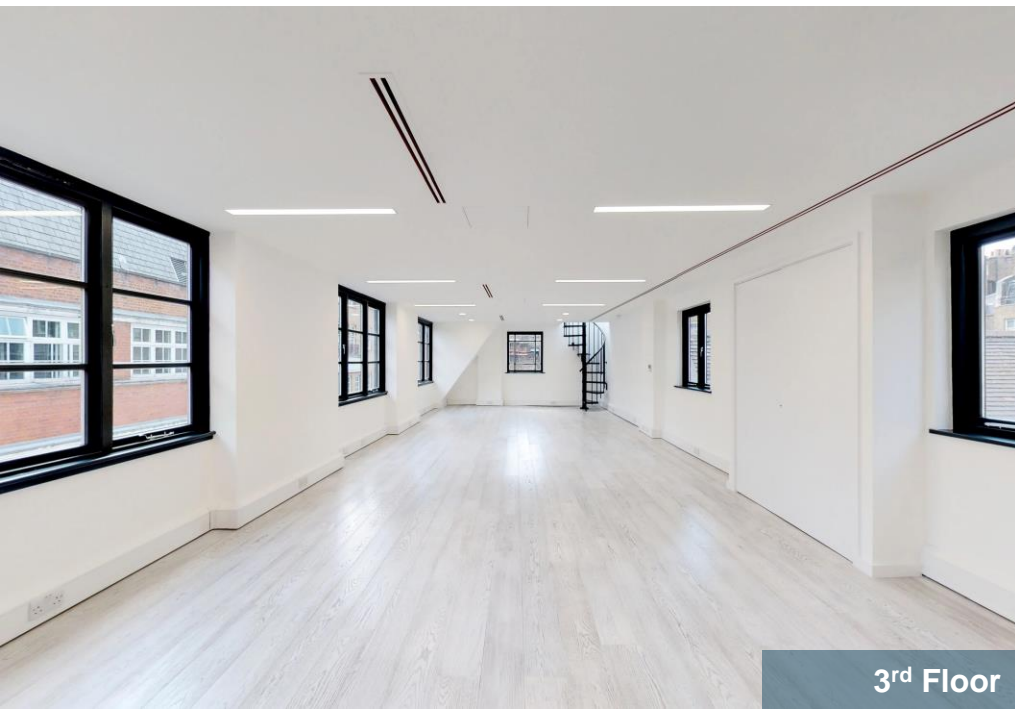
Ground Floor



1st Floor



2nd Floor

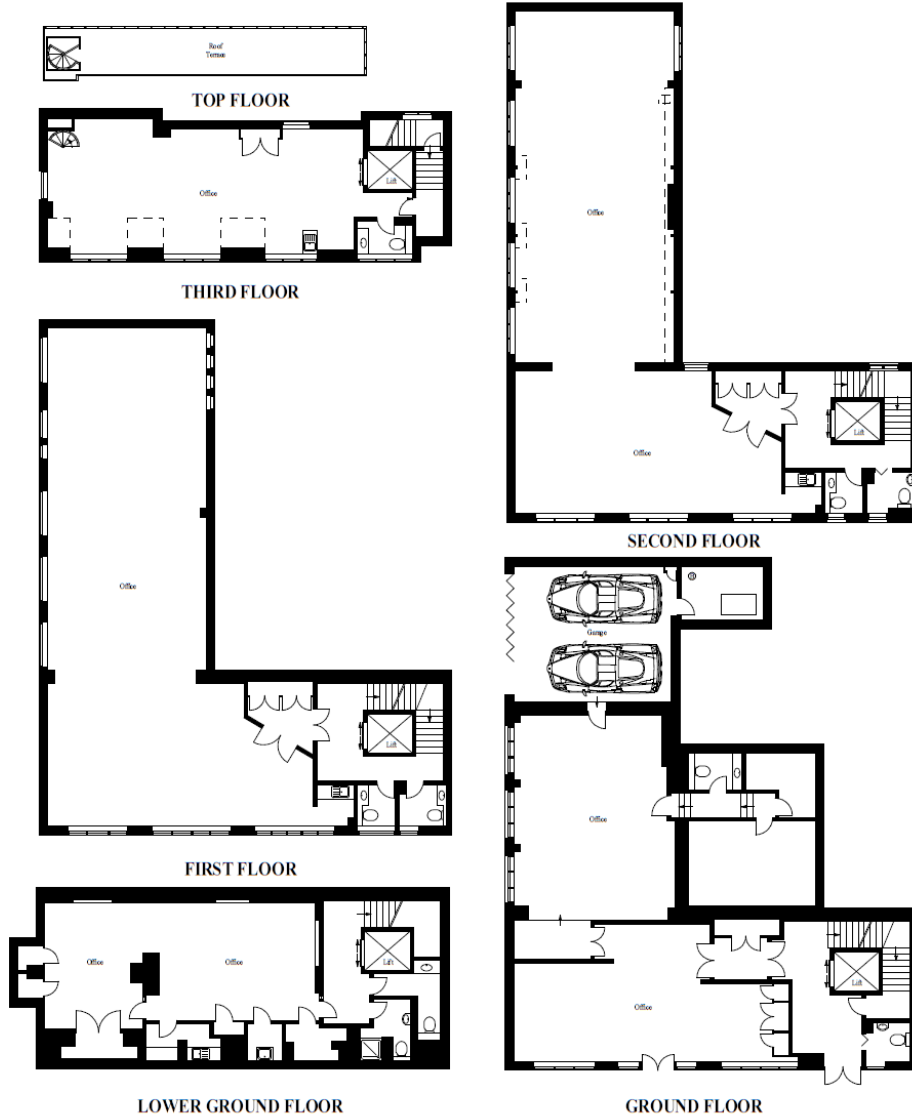


3rd Floor



Roof Terrace

Floor Plans (not to scale)



Approximate Floor Areas

Floor	m ²	ft ²
Lower Ground Floor	49.8	536
Ground Floor	130.5	1,406
Ground Floor (Garage)	35.4	381
1st Floor	162.3	1,747
2nd Floor	146.6	1,578
3rd Floor	70.8	762
Total	595.4	6,410

EPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

67 This is how energy efficient the building is.

TERM: New lease/s available from the Landlord on FRI terms.

RENT: £465,000 p.a. exclusive

SALE PRICE: On application

BUSINESS RATES PAYABLE: £21.30 per Sq. Ft (Estimated)

EPC: Grade B47 – Full EPC available on request.

To view please contact the joint sole agents:

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SUBJECT TO CONTRACT



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