

TO RENT / FOR SALE
NEWLY REFURBISHED

ORACLE HOUSE, 8 WELBECK WAY, MARYLEBONE, LONDON W1



HIGH QUALITY OFFICES WITH INTEGRAL DOUBLE GARAGE &
STUNNING ROOF TERRACE

Approx. 3,000 – 6,410 sq. ft. (278.71– 595.51 sq. m.)

[CLICK HERE FOR 3D TOUR](#)

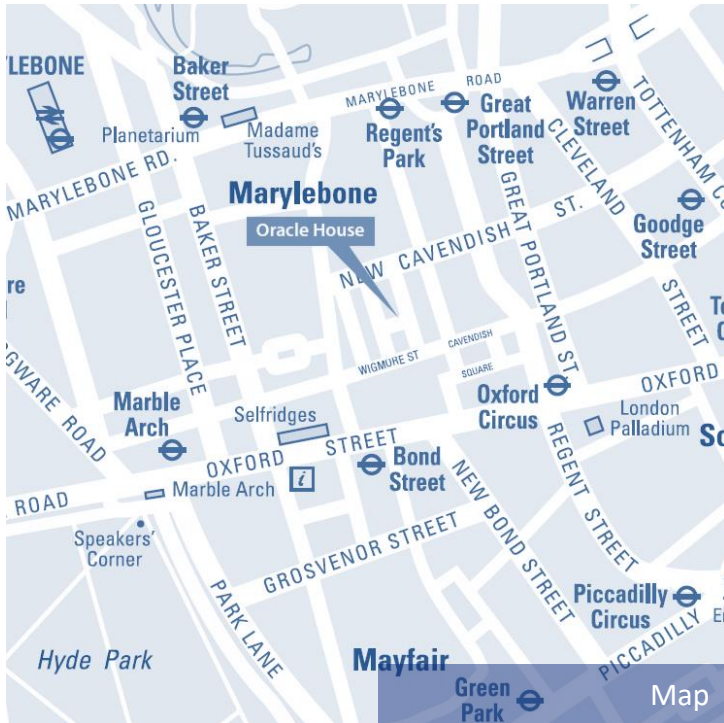
SUITABLE FOR MEDICAL USE STPP

Alexander
Reece
Thomson
CHARTERED SURVEYORS

ROB

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

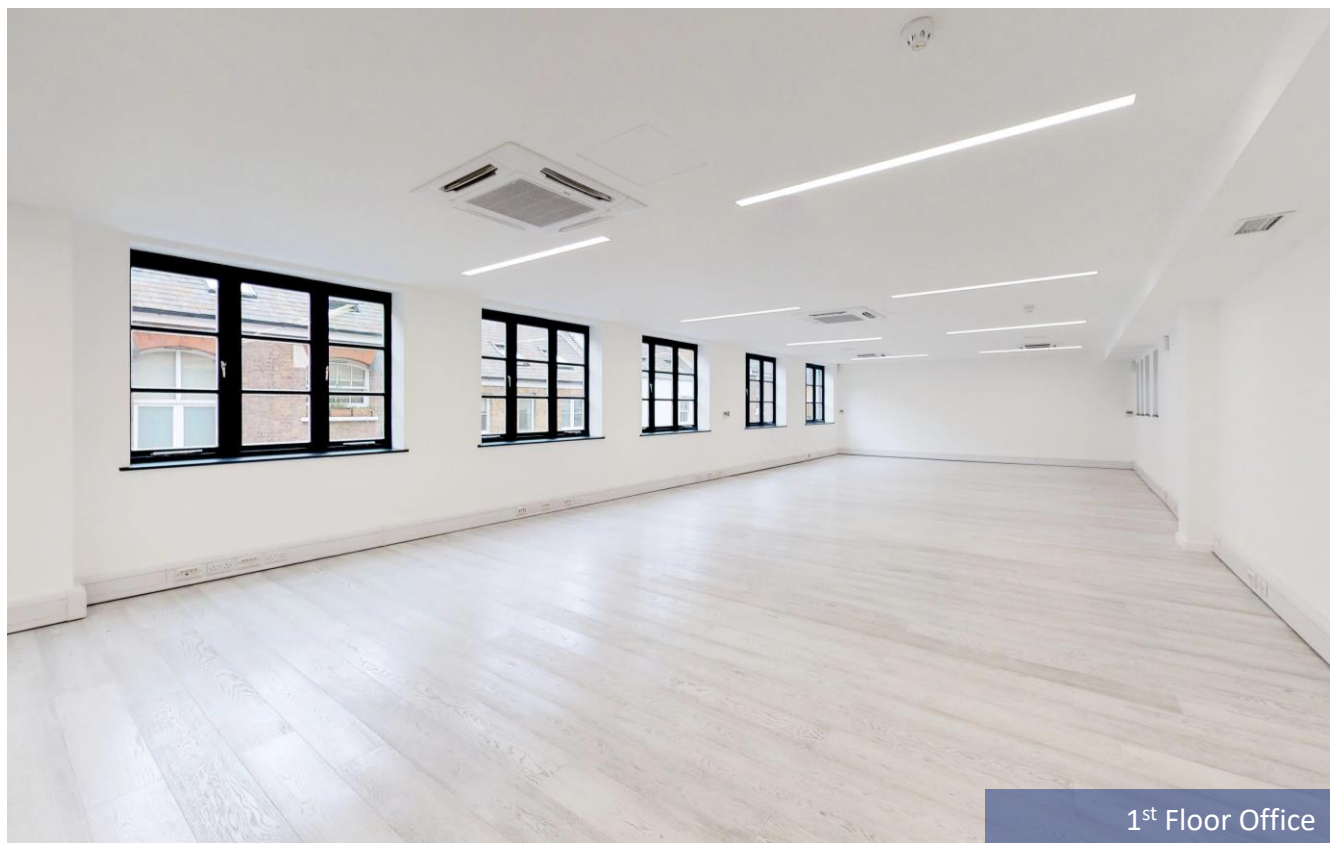
The building comprises a net internal area of approximately 6,029 Sq. Ft 6,410 Sq. Ft (including garages) of office accommodation over lower ground, ground and three upper floors. Newly refurbished Oracle House is finished to an exceptionally high standard to provide characterful warehouse style office 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 garage, suitable for two car parking spaces and bike storage, which has internal access to the ground floor office.

QUOTING RENT

£465,000 per annum exclusive.



Reception



1st Floor Office



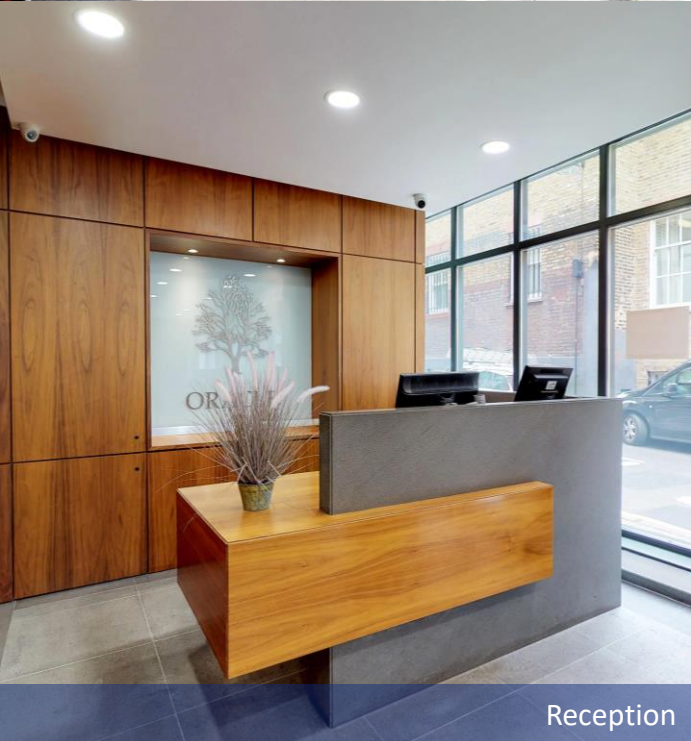
Roof Terrace

AMENITIES

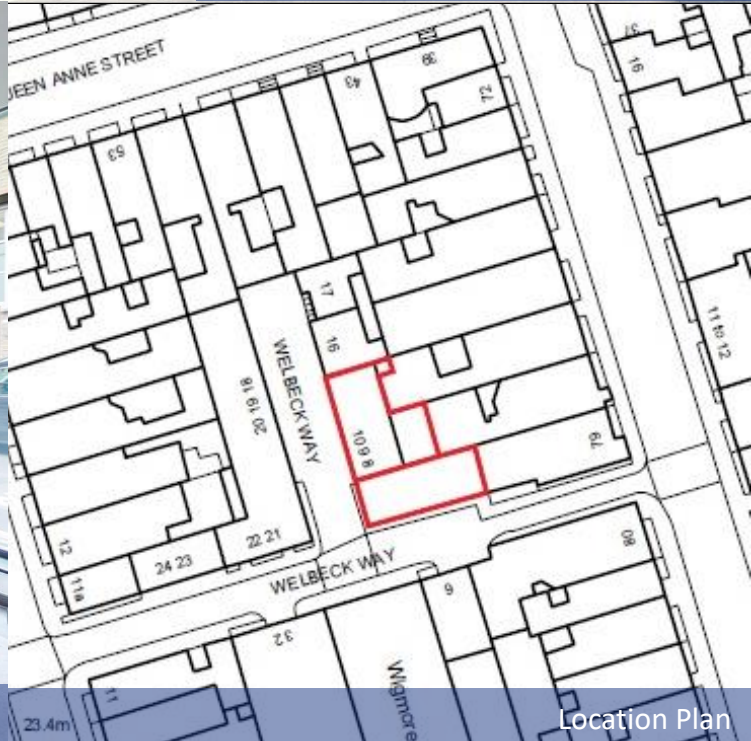
- Automatic access front door system
- Large reception / lobby area
- Designed by Fox Linton Interiors
- 1 x 8 person passenger lift
- WC facilities on each floor (including 1 x shower room)
- VRV air conditioning
- K glass double glazed windows
- Perimeter trunking
- Disabled access WC
- Plasterboard ceilings with recessed LED lighting throughout
- Average floor to ceiling height of approx. 2.3m
- Garaging for 2 x cars
- Bike storage



Corner Frontage

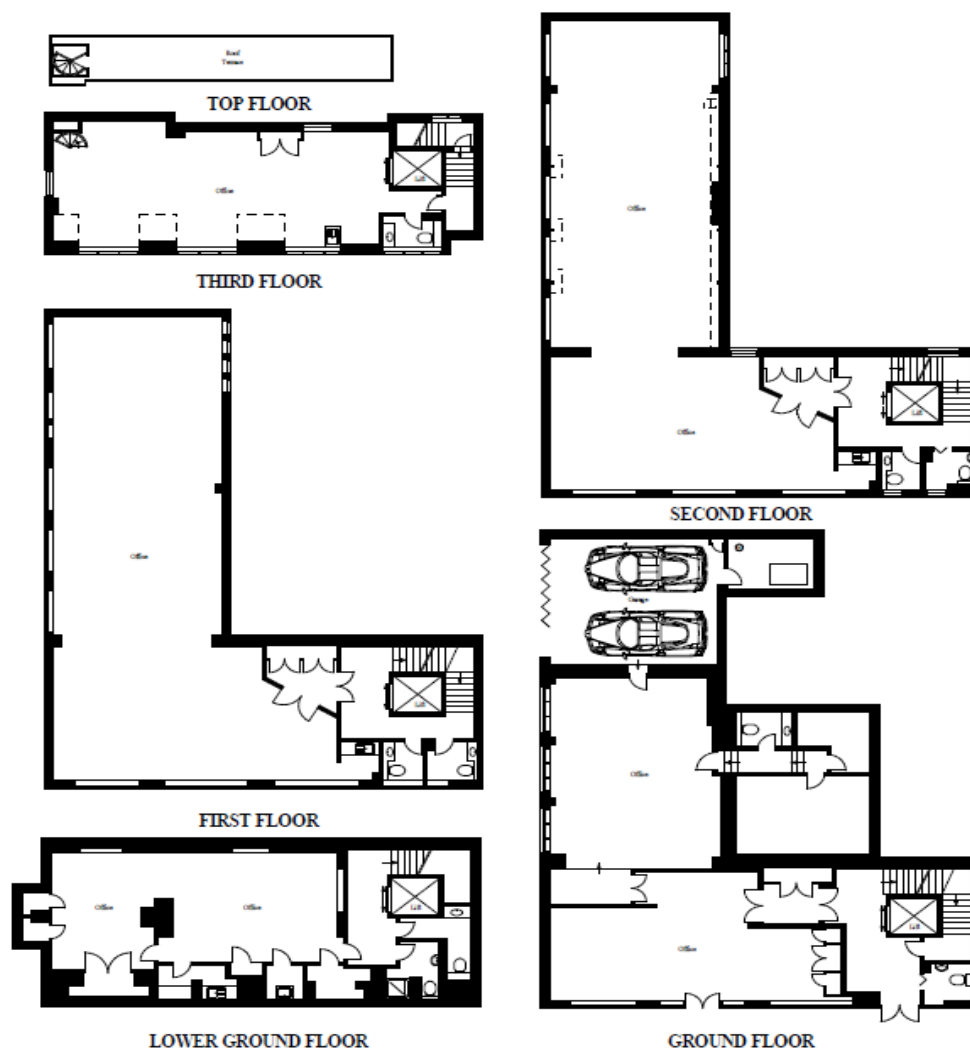


Reception



Location Plan

FLOOR PLANS – NOT TO SCALE

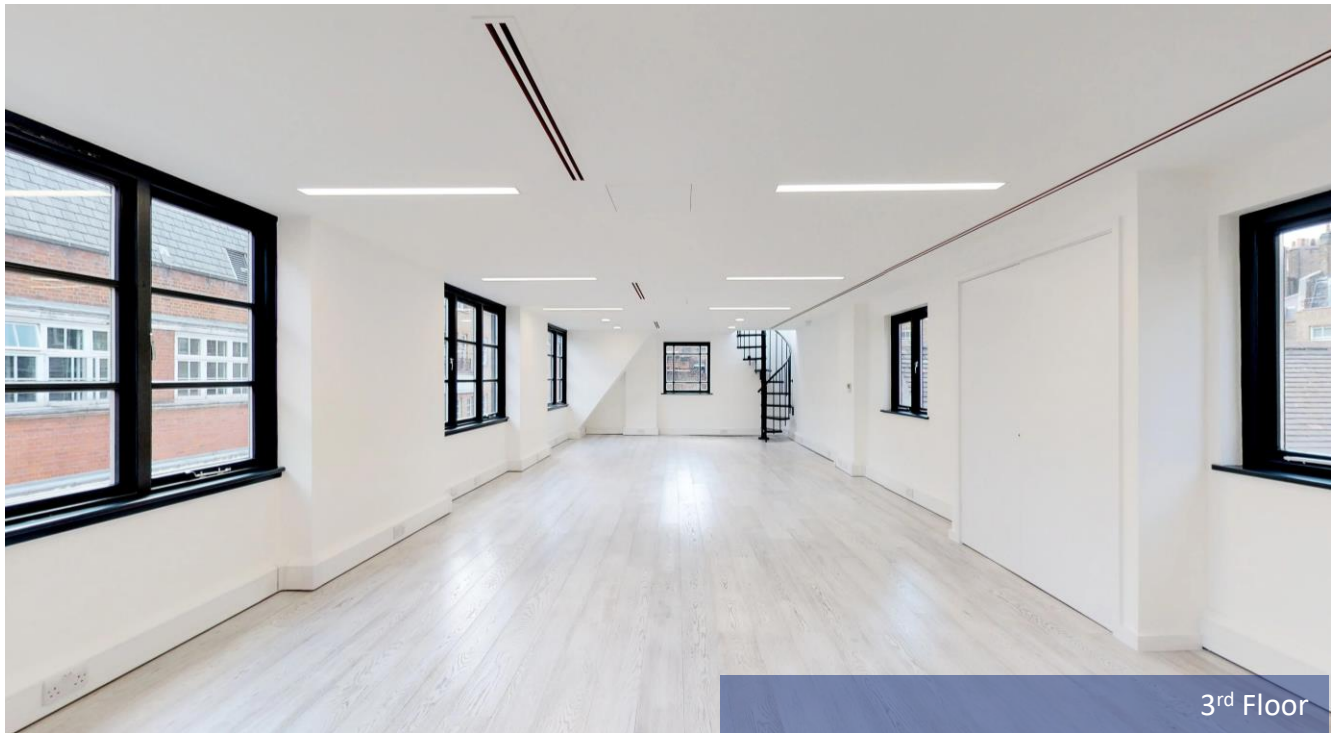


AVAILABLE AREAS

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



2ND Floor



3RD Floor



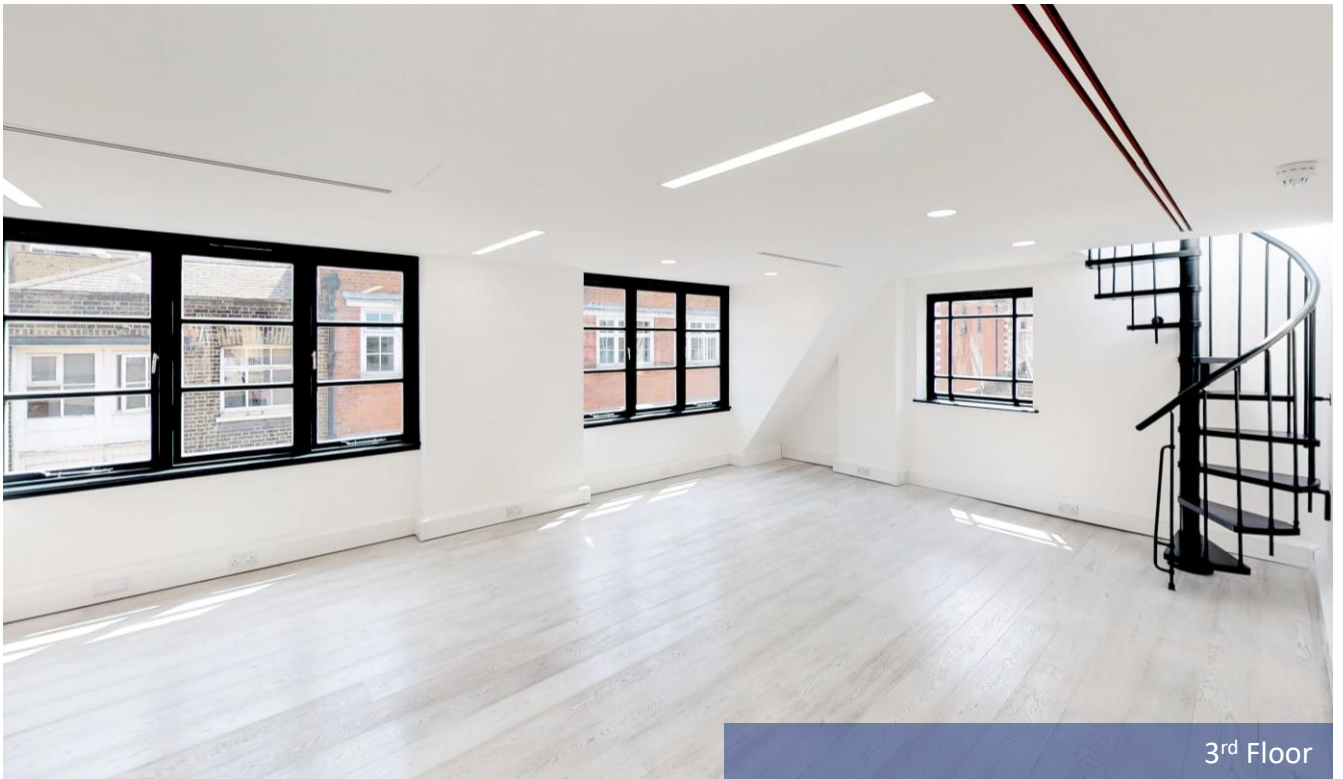
Rood Terrace



3rd Floor WC



Ground Floor Disabled WC



SALE

Sale of Long leasehold interest available. Price on application.

LEASE

A new effective full repairing & insuring lease(s) is (are) available direct from the landlord for a term to be agreed.

BUSINESS RATES

£21.30 per Sq. Ft (Estimated)

Local Authority: Westminster City

Interested parties are advised to make their own enquires.

VIEWINGS

[3D TOUR LINK](#)

Strictly through Robert Irving Burns or our joint agents Alexander Reece Thomson LLP. For further information please contact:

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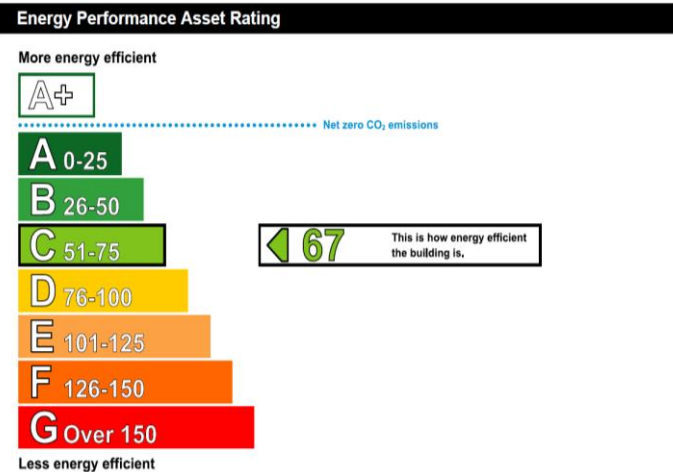
Email: elliot@rib.co.uk

LEGAL COSTS - Each party is to be responsible for their own legal costs.

POSSESSION - Upon completion of legal formalities.

EPC

Full EPC available on request.



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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.