

# ONE

## DUCHESS STREET

MARYLEBONE LONDON W1

### FOURTH FLOOR, SUITE 3 (87.7 SQ M /945 SQ FT) FLEXIBLE LEASE TERMS



A Self-contained office suite providing 4 rooms, kitchenette and two WCs

Rent: £137,800 p.a. all-inclusive (rent, rates payable and service charge)

Minimum lease term, 12 months

The building is VAT elected

**THE  
HOWARD  
deWALDEN  
ESTATE**

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**MARYLEBONE  
VILLAGE**

Marylebone Village  
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