



38 WELBECK ST
W1

LOWER GROUND & GROUND FLOOR
1,886 SQ.FT (175.21 M2)
FULLY FITTED – OFFICE SPACE TO LET



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DeVono

INTRODUCTION

DeVono is delighted to be able to offer the Lower Ground & Ground floors at 38 Welbeck Street, W1, which provides 1,886 Sq.ft of fully fitted-out office space located North of Oxford Street.

The Lower Ground & Ground floors are available by way of an assignment of the existing lease which expires on the 25th December 2025. The available office accommodation is arranged as a mixture of open-plan desks and meeting rooms on the Ground Floor, with the Lower ground comprising a mixture of private offices and meeting rooms.

The accommodation provides the following fully fitted space:

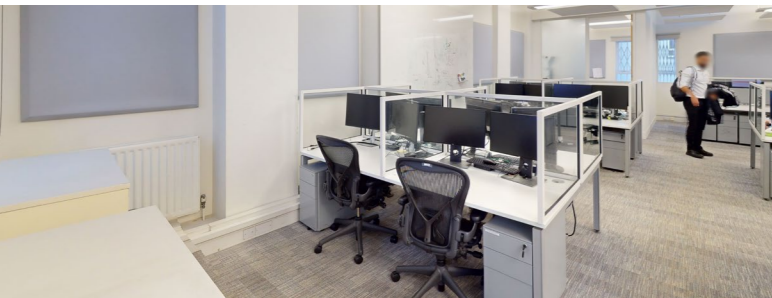
KEY SPECS

Ground Floor

- ✓ 18 x Work Stations
- ✓ Private Office
- ✓ Boardroom
- ✓ Reception and client waiting area

Lower Ground Floor

- ✓ Kitchen
- ✓ Private Office
- ✓ 2 x Boardrooms
- ✓ Break out areas
- ✓ Print area



24 HR ACCESS



PERIOD BUILDING



EXCELLENT LOCATION



DEMISED WCs



AIR CONDITIONED



FULLY FITTED



LOCATION

The property is located on Welbeck Street, near the junction with New Cavendish Street, in the heart of Marylebone. The world renowned amenities of Marylebone High Street are within approximately 100m. The area is well served by public transport with numerous underground stations within easy walking distance. Local bus routes can also be found on Oxford Street and the Marylebone Road. Pay by Phone parking is also available directly outside the property.

TERMS

The floors are available by way of an Assignment of the existing Lease expiring 25th December 2025.

Passing Rent	£60.00 per SQ.FT
Business Rates	£29.00 per SQ.FT
Service Charge	£7.00 per SQ.FT

EPC

Rating: D

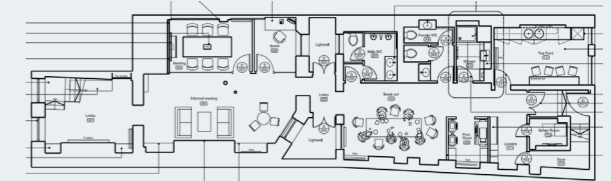


MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

FLOOR PLANS*

LOWER GROUND & GROUND FLOOR
1,886 SQ.FT (175.21 M2)



*Floor plan not to scale

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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