

**33 Welbeck Street
LONDON W1**

**Approx. 1,448 sq ft – 2,938 sq ft
135 sq m – 273 sq m**

Third & Fourth Floor Office Floors to Let

LOCATION

Located on the east side Welbeck Street at its junction with New Cavendish Street, this attractive four story brick building provides modern rectangular floor plates in the heart of the Howard de Walden Estate. This is a popular office location providing easy access to the many boutiques, shops and restaurants situated on and around nearby Marylebone High Street with Jurys Clifton Ford Hotel and Health Club only a short walk away. Communications are excellent with Bond and Oxford Circus Underground stations close by (Central, Victoria, Jubilee and Bakerloo lines) in addition to a good bus service which runs along both Oxford Street to the south, and Marylebone Road to the north.

ACCOMMODATION

4th Floor 1,448 sq ft / 134.52 sq m

3rd Floor 1,490 sq ft / 138.43 sq m

Total Approx. 2,938 sq ft / 272.95 sq m Net Internal

The office accommodation is currently being extensively refurbished and will provide floors in an open plan format with each floor finished to a very high standard with excellent natural light levels.

AMENITIES

- ▶ Refurbished open plan floors
- ▶ A/C
- ▶ Suspended ceiling tiles
- ▶ WCs on alternate floors
- ▶ Automatic Passenger Lift
- ▶ Excellent natural light

LEASE

A new FRI lease for a term by arrangement contracted outside the security of tenure and compensation provision set out within the Landlord and Tenant Act Part II as amended.

RENT

On application

LEGAL COSTS

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

VIEWING

By appointment via the joint agents –

James Boardman & Partners
Christopher Boardman FRICS
Jamie Stewart-Liddon
020 7499 2500

JonesNorrisAdams
Ian Norris
020 7491 0207

Subject to Contract