

**WELBECK WORKS  
33 WELBECK STREET  
LONDON, W1G 8EX**

**STUNNING PENTHOUSE OFFICE SUITE  
IN THE HEART OF MARYLEBONE VILLAGE**

**5<sup>th</sup> Floor**

**737 SQ. FT. / 68.5 SQ. M. (APPROX.)**



**Available on an All-Inclusive Managed Basis**

**DESCRIPTION**

The property has been internally designed by renowned architects HUT. The common areas and reception are finished to an extremely high standard with a Concierge Building Reception with barista coffee service

The penthouse 5<sup>th</sup> floor benefits from excellent natural light from both East and West facing elevations, comfort cooling and additionally, a private rooftop terrace balcony, providing highly desired external space.

**LOCATION**

Welbeck Works is a Grade A triple-fronted traditional brick building in the heart of the much sought-after and thriving Marylebone Village, with a host of designer, boutique shops, vibrant cafés and restaurants all just a few minutes away.



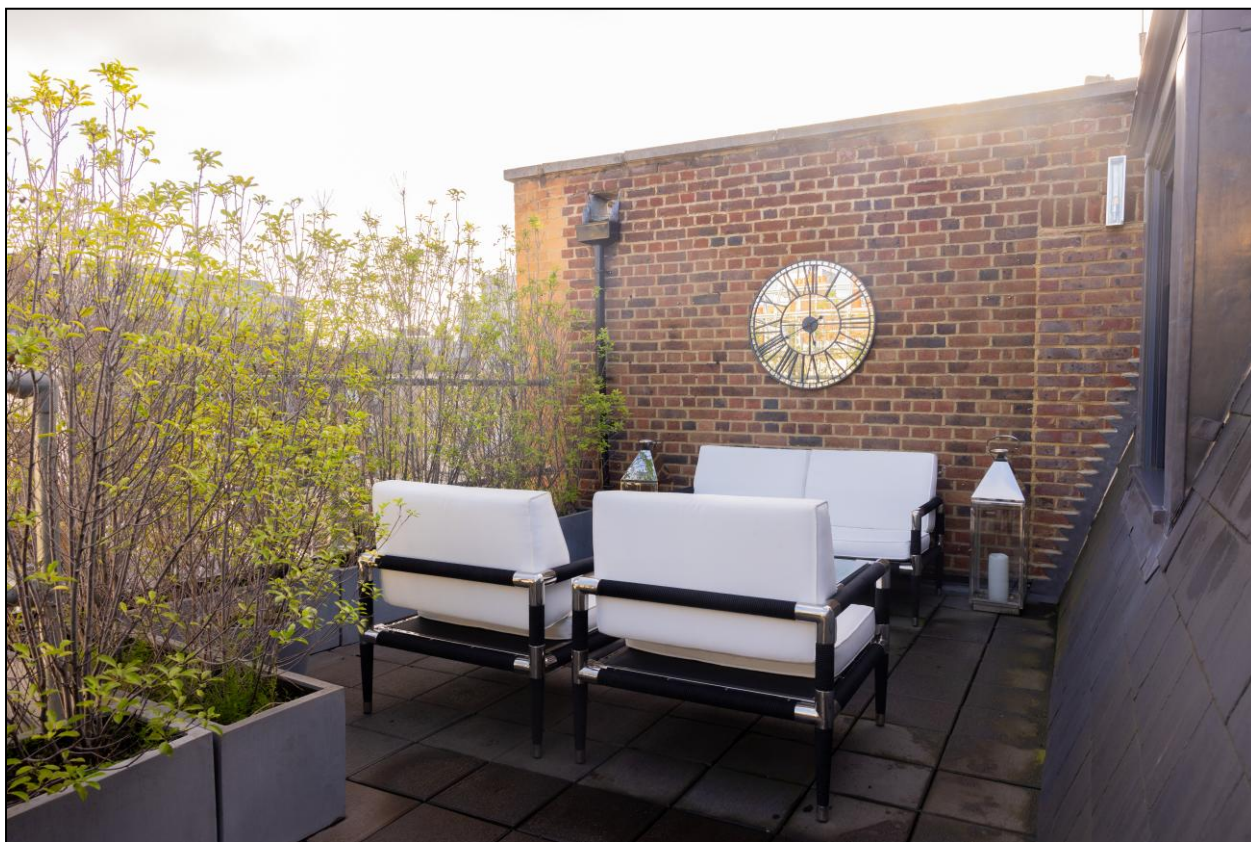
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# WELBECK WORKS 33 WELBECK STREET LONDON, W1G 8EX



- Top Floor Penthouse Suite with Private Balcony
- Amazing Views and Natural light
- Fully Fitted and Furnished
- Concierge Building Reception with Barista Coffee Service
- New lease available on an all-inclusive managed basis

**FLOOR AREAS:**      **Size**  
5th                      737 sq ft

**LEASE:**  
A new lease for a term to be agreed outside the 1954 Landlord & Tenant Act.

**RENT:**  
£190,000 per annum – INCLUSIVE of rent, rates, service charge, cleaning, internet, utilities, building insurance, furniture.  
Exclusive of VAT

**POSSESSION:**  
Available Immediately

**LEGAL COSTS:**  
Each party is to be responsible for its own legal costs incurred in this transaction.

Contact Carl Dobrin or Matthew Noble for more information:

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