

STUNNING PENTHOUSE OFFICE SUITE IN THE HEART OF MARYLEBONE VILLAGE

5th Floor 737 SQ. FT. / 68.5 SQ. M. (APPROX.)



Available on an All-Inclusive Managed Basis

DESCRIPTION

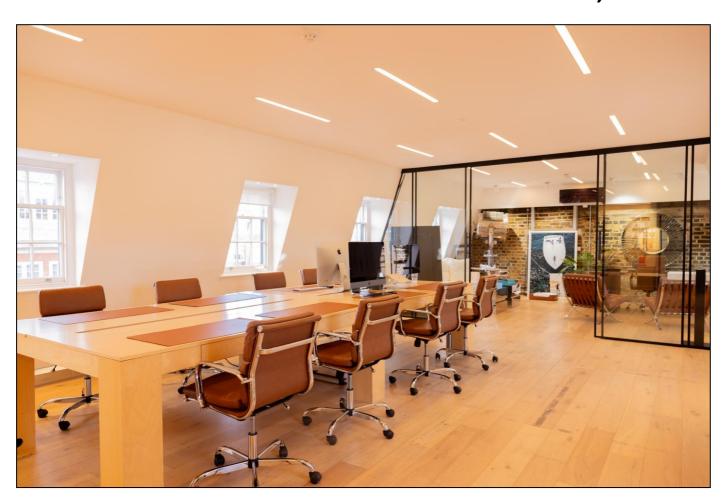
The property has been internally designed by renowned architects HUT. The common areas and reception are finished to an extremely high standard with a Concierge Building Reception with barista coffee service

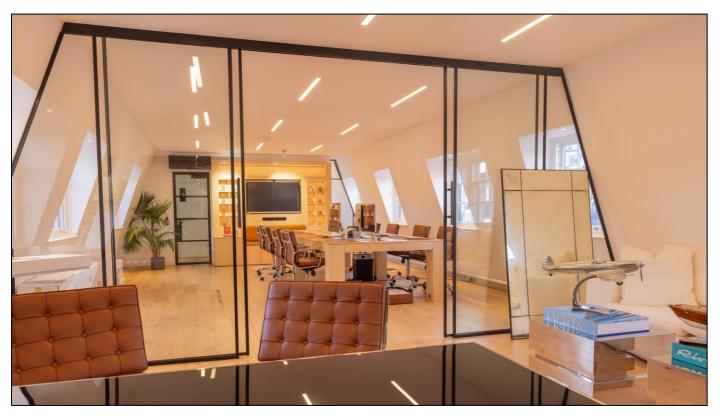
The penthouse 5th floor benefits from excellent natural light from both East and West facing elevations, comfort cooling and additionally, a private rooftop terrace balcony, providing highly desired external space.

LOCATION

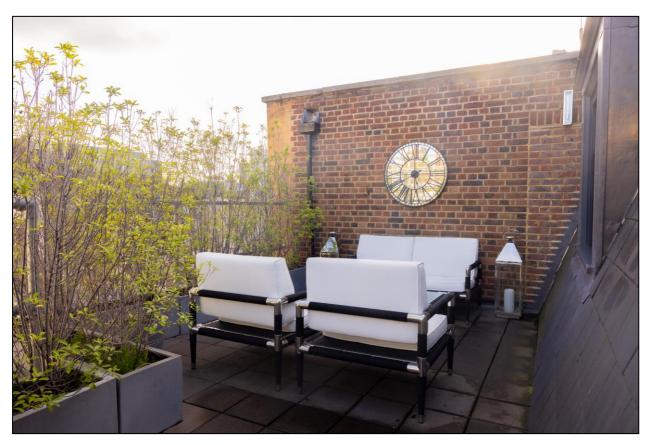
Welbeck Works is a Grade A triple-fronted traditional brick building in the heart of the much sought-after and thriving Marylebone Village, with a host of designer, boutique shops, vibrant cafés and restaurants all just a few minutes away.







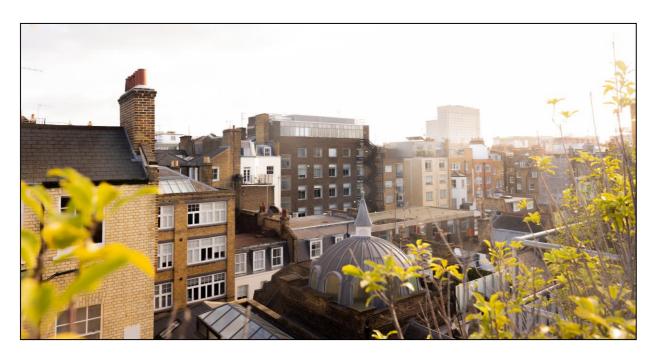












- Top Floor Penthouse Suite with Private Balcony
- Amazing Views and Natural light
- Fully Fitted and Furnished
- Concierge Building Reception with Barista Coffee Service
- New lease available on an all-inclusive managed basis

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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