



# WELBECK WORKS

RIB

ROBERT IRVING BURNS

NH NOBLE  
HARRIS

A Latitude London Opportunity

LATITUDE  
LONDON

33 WELBECK STREET

PRESTIGIOUS, ARCHITECTURALLY-DESIGNED OFFICES

PRIME MARYLEBONE LOCATION

1,440 sq ft / 133.78 sq m

Get Started





The property has been internally designed by renowned architects HUT. The common areas and reception are finished to an extremely high standard. The contemporary styling encompasses many striking architectural features. The concierge service reception is effortlessly in keeping with the building's prestige, offering barista service.

The 4th floor office has all the versatility and contemporary features sought by today's high calibre occupier. The space is afforded an abundance of natural light from both west and east facing facades. The floor benefits from integrated comfort cooling system which runs throughout the building. Additionally there is a balcony, providing external space.

There is cycle storage in the lower ground floor along with communal shower facilities .

## THE BUILDING

This imposing and prestigious, Grade A triple-fronted traditional brick building is located in the heart of the much sought-after and thriving Marylebone Village.






RECEPTION AND COMMON AREA PHOTOS

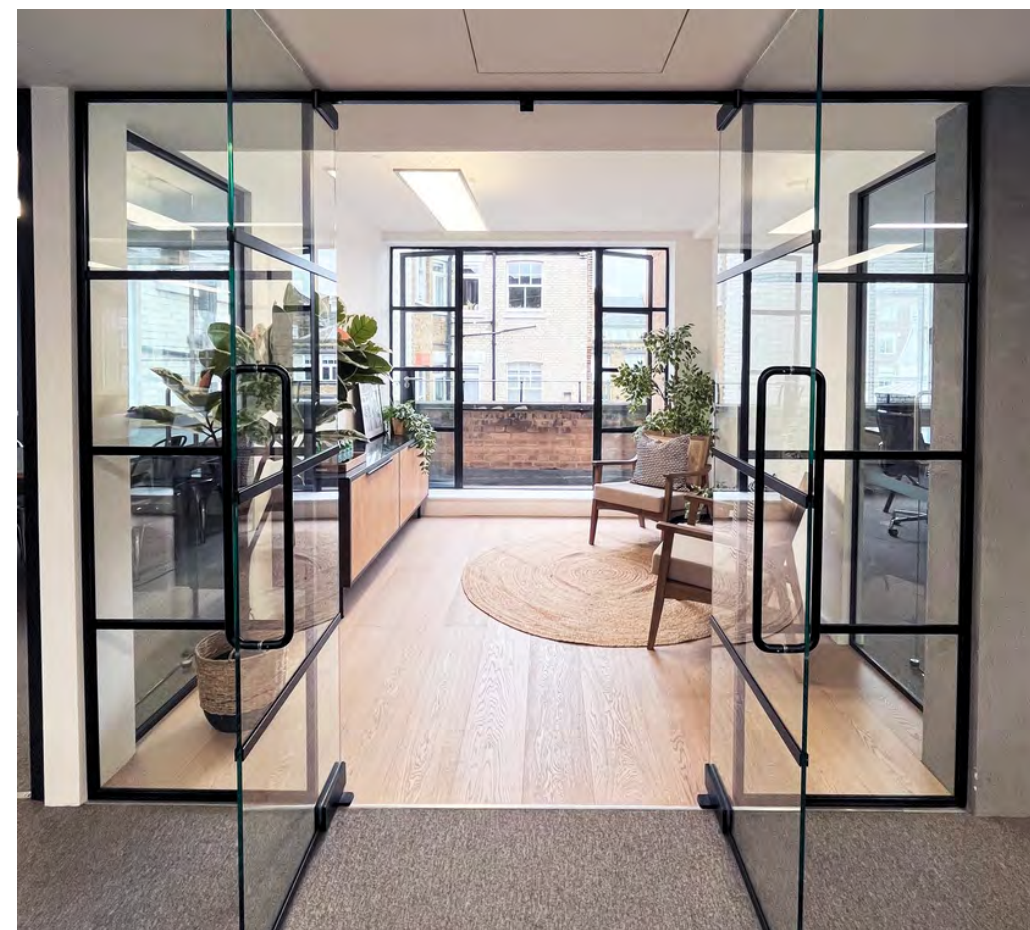


-  CONCIERGE WITH BARISTA SERVICE
-  SEVEN PERSON LIFT
-  COMFORT COOLING SYSTEM
-  SECONDARY GLAZING
-  FEATURE BRICK WALLS
-  PRIVATE BALCONY

-  VIDEO ENTRYPHONE
-  BESPOKE STAFFED RECEPTION
-  COMMUNAL WCs
-  BICYCLE STORAGE
-  SHOWER



FOURTH FLOOR (EXISTING FIT OUT)



**Note: An incoming tenant will have the ability to create open plan space, if required.**

FOURTH FLOOR (EXISTING FIT OUT)



## LOCATION

Welbeck Street's neighbours include Harley, Wimpole and New Cavendish Street, collectively known as the world renowned Harley Street Medical Area.

Marylebone is unique in combining open spaces, prestigious business locations, luxury residential properties, chic shopping and a vibrant café and restaurant culture, all supported by an inspiring local community spirit.

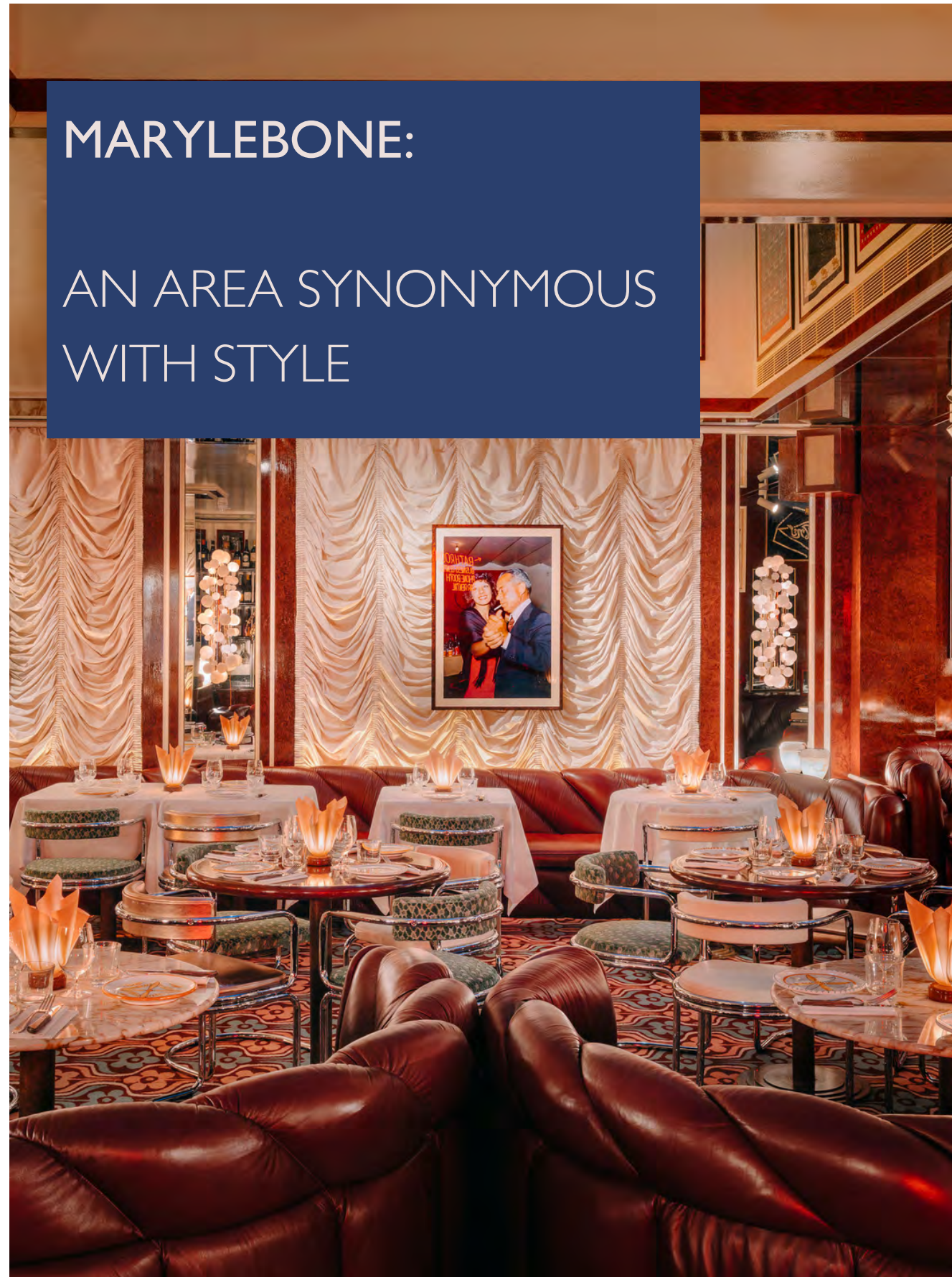
Enjoying the relaxed atmosphere of St Christopher's Place or Marylebone Village, it's hard to believe you are just moments away from the hustle and bustle of world-famous Oxford Street.



The Ivy



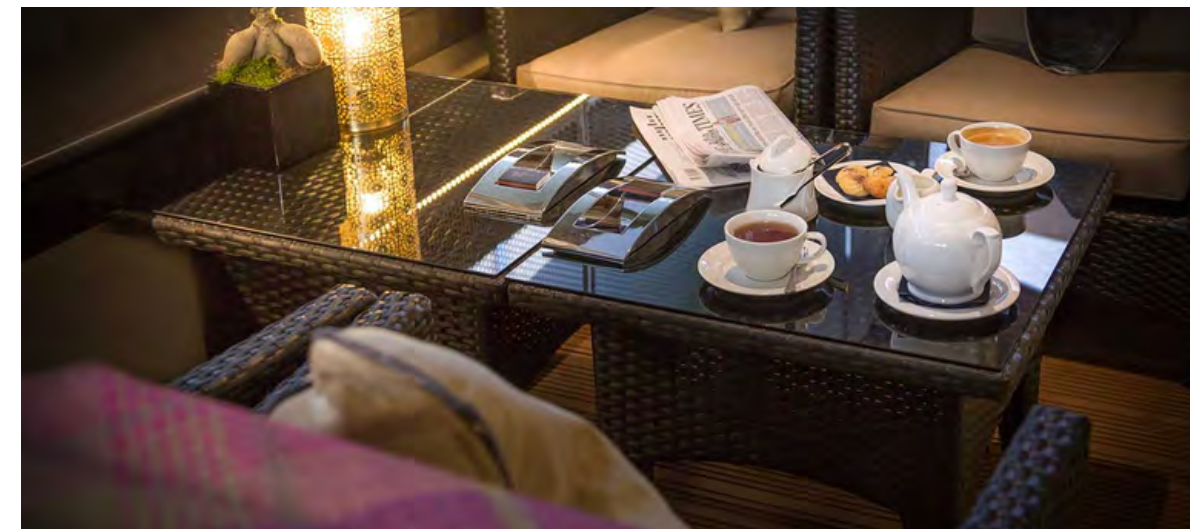
Orrery



Carlotta



The Marylebone Hotel



No. Ten Manchester Street Hotel



Fischer's

## Restaurants & bars

1. Orrey
2. Aubaine
3. Taka Marylebone
4. St. John Marylebone
5. Pachamama
6. Carlotta
7. Trishna
8. Fischer's
9. The Ivy Cafe Marylebone

## Hotels

10. Marylebone Hotel
11. No.Ten Manchester Street Hotel
12. Holmes Hotel London
13. Hyatt Regency London - The Churchill
14. Chiltern Firehouse
15. The Mandeville Hotel

## Culture

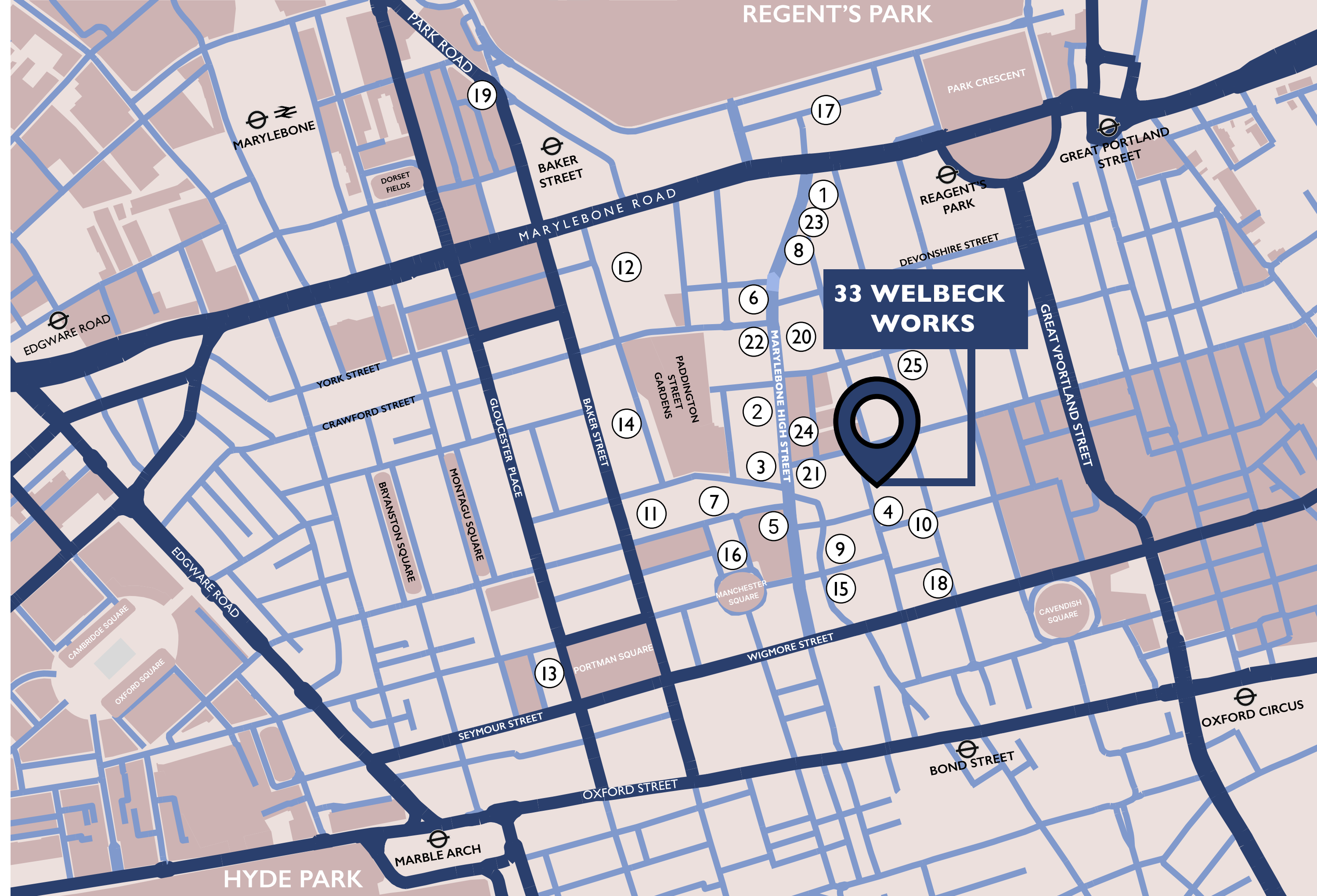
16. The Wallace Collection
17. Madam Tussauds
18. Wigmore Hall
19. Sherlock Holmes Museum

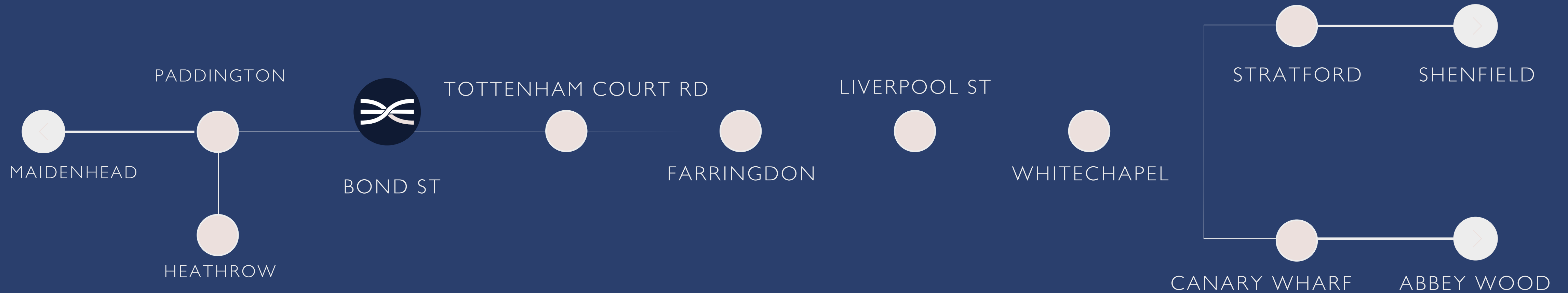
## Retail

20. Bayley & Sage
21. ME + EM
22. Daunt Books
23. The Conran Shop
24. Ortigia
25. Anglo Italian

## Underground connections

- Bond Street   
- Great Portland Street   
- Baker Street    
- Marble Arch 
- Oxford Circus   
- Edgware Road    





#### FROM BOND STREET

London Bridge 8 mins  
 Bank 10 mins  
 Canary Wharf 15 mins  
 City Airport 30 mins

#### FROM BAKER STREET

Paddington 6 mins  
 King's Cross 6 mins  
 Heathrow 26 mins

#### FROM OXFORD CIRCUS

Euston 3 mins  
 Victoria 4 mins  
 Liverpool Street 10 mins

33 Welbeck Street already enjoys excellent access, being within easy walking distance of Oxford Circus (Central Line, Bakerloo Line, and Victoria Line). It now enjoys close proximity to Bond Street (Central Line and Jubilee Line) that now offers access to Crossrail.

To the north, Baker Street (Bakerloo Line, Circle Line, Hammersmith & City Line, Jubilee Line, and Metropolitan Line) and Regent's Park (Bakerloo Line) tube stations are just a 15 minute walk away, as is Marylebone (National Rail services) main line station.

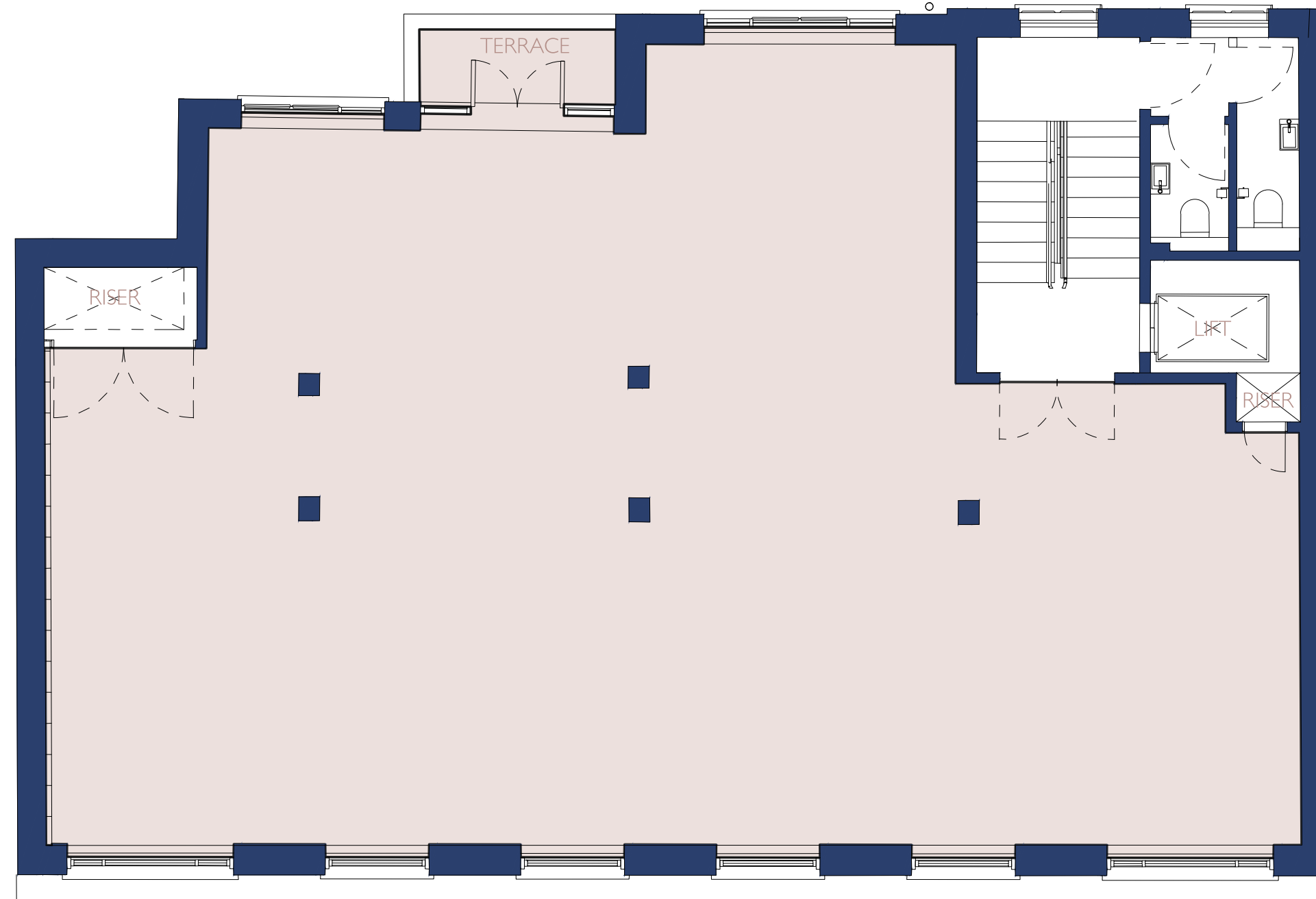


# FLOOR PLAN

Not To Scale

1,440 sq ft / 133.78 sq m

Please note that this is an open plan layout.



← Wellbeck Street →

# FINANCIALS

**Floor**

**Fourth Floor**

Total Size (sq.ft.)

1,440

Quoting Rent (p.a.) excl.

£172,800

Service Charge

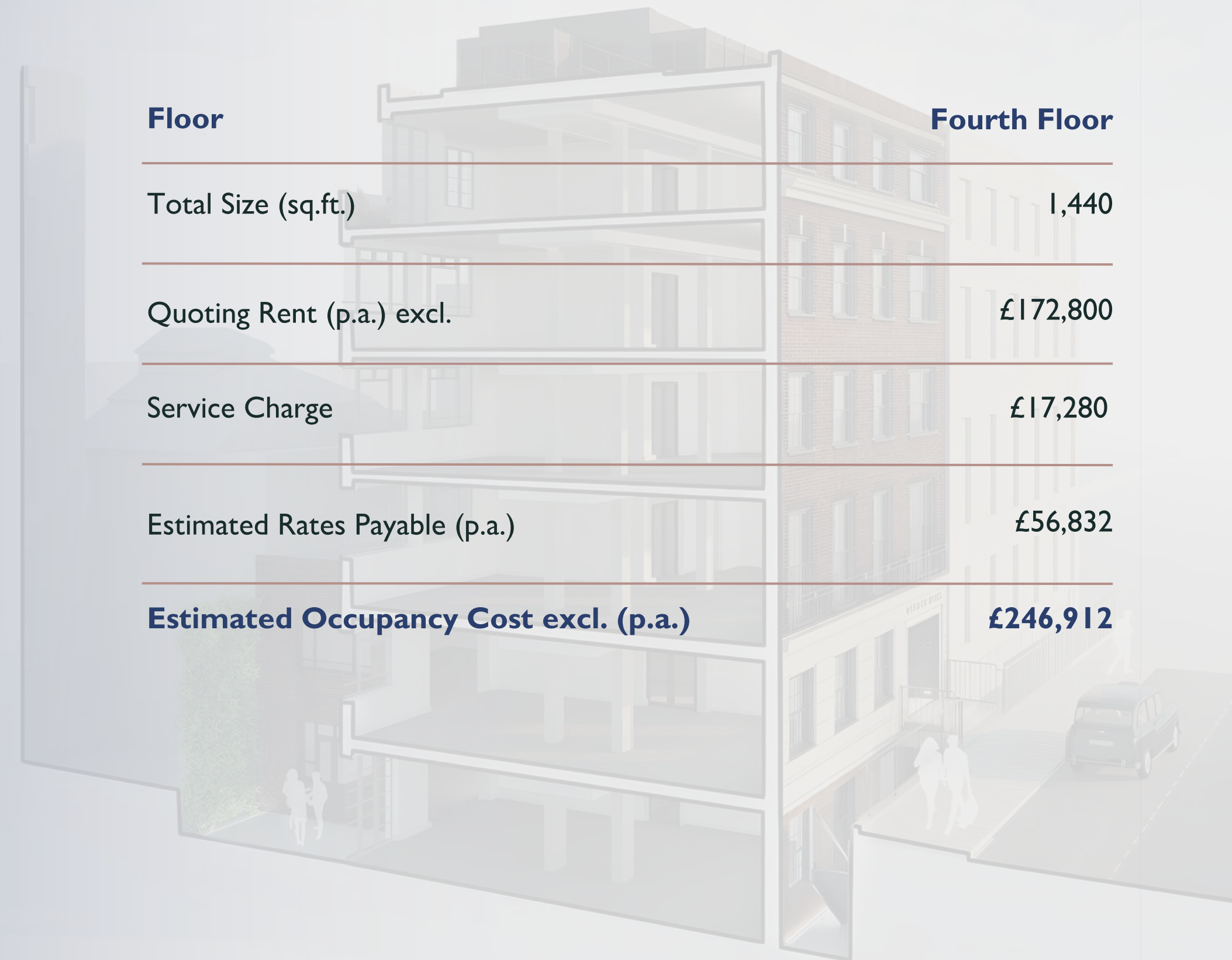
£17,280

Estimated Rates Payable (p.a.)

£56,832

**Estimated Occupancy Cost excl. (p.a.)**

**£246,912**



## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

This property has an EPC rating of B – 33.

## FLOOR PLANS

Available on request.

## VAT

The property is elected for VAT.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. October 2023.

### FREDDIE BRETT

freddie@rib.co.uk

020 7927 6575

### JIM CLARKE

jim@rib.co.uk

020 7927 0631

### MATTHEW MULLAN

matthewm@rib.co.uk

020 7927 0622

**RIB**  
ROBERT IRVING BURNS

### JAKE DOFFMAN

jdoffman@nobleharris.co.uk

079 0408 2118

### MATTHEW NOBLE

mnoble@nobleharris.co.uk

079 8099 1214

### CARL DOBRIN

cdobrin@nobleharris.co.uk

075 4507 7959

**NH** NOBLE  
HARRIS

A Latitude London Opportunity

LATITUDE  
LONDON