



13-14
WELBECK
STREET

MARYLEBONE W1



THE BUILDING

An elegant new way to work

13-14 Welbeck Street offers occupiers everything they need for productivity and wellbeing. The building provides newly refurbished boutique office suites, complimented by a communal lounge, meeting rooms and leafy external courtyards.

The office suites provide flexibility and the opportunity to have your own private space, whilst benefitting from excellent communal facilities.



Welbeck Street Exterior



ENTRANCE

A stylish
new
welcome

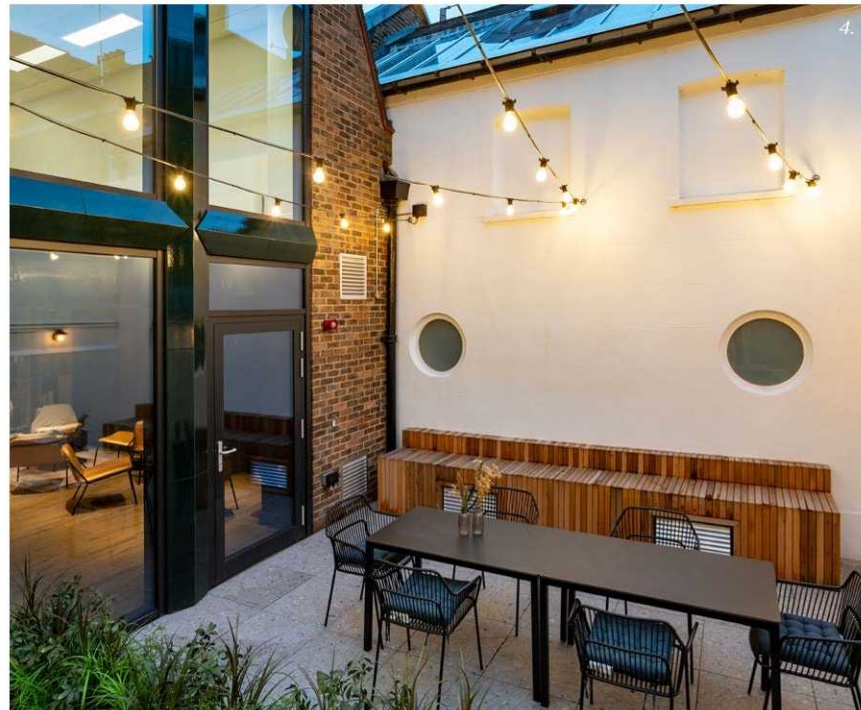
Ground Floor Reception



- 1. Super-loos
- 2. Showers, Lockers & Bike Store
- 3. Communal Lounge
- 4. Communal Terrace

BUILDING AMENITIES

Elevated facilities



- Reception & Concierge Service
- Communal Lounge – with TopBrewer coffee service
- Ground Floor Communal Terrace with seating
- Two Bookable Meeting rooms – Marmaduke & Queeney
- Biotope Green Living Wall
- End of Journey Facilities – Cycle Store, lockers, showers and changing facilities.



SPECIFICATION

Refined finishes

- New A/C – Daikin VRV system full heat recovery with Bluetooth connection
- New LED lighting
- New Kitchenettes on each floor with Quooker taps to provide instant hot water
- New 8 person passenger lift
- New Super-loos and Wheelchair accessible WCs
- Fibre ready connectivity
- Period details restored throughout
- Excellent floor to ceiling heights throughout



1. Communal Lounge
2. Entrance Stairwell
3. Kitchenette
4. Period Finish Detail



THE DRAWING ROOM

An enhanced
environment to
work and meet



Lower Ground Floor Garden Courtyard

WELLBEING

Wellbeing and sustainability at the forefront



Biotecture
green living wall



EPC
rating 'A'



Communal
terrace and
breakout spaces



Openable
windows
for fresh air



Cycle store and
lockers with key
pads and towel
service



Showers and
changing facilities



Marmaduke - Meeting Room



ACCOMMODATION

Smarter working

Floor		Sq Ft	Sq M
Third	Office	1,477	137.2
Second	Office	1,242	115.4
First	North	758	70.4
	East	732	68.0
	South	321	29.8
Ground	North	564	52.4
	South	350	32.5
	Communal Terrace		
Lower Ground	Garden Office Garden Courtyard	2,251	209.1
Total Office		7,695	714.9



Ground Floor - South

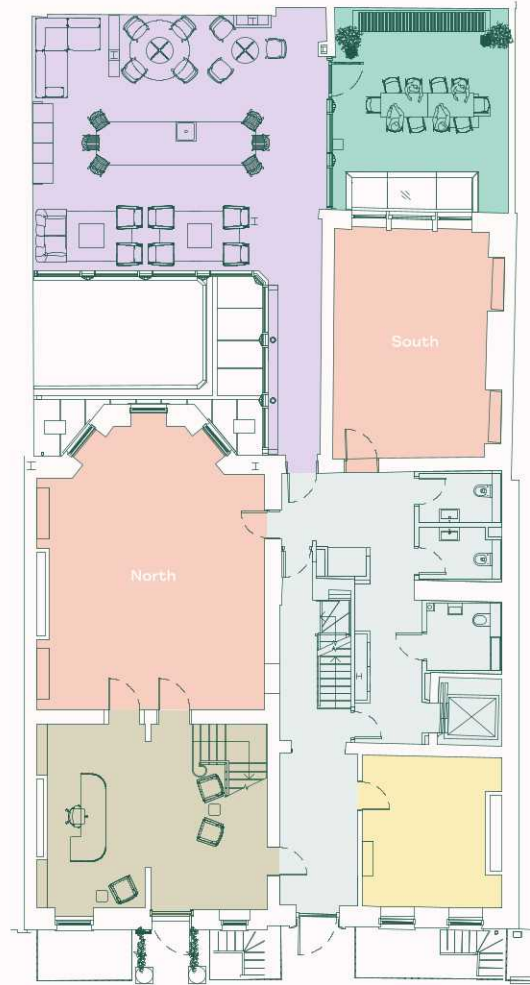


First Floor – South



Ground Floor

- OFFICE
North
564 Sq Ft / 52.4 Sq M
South
350 Sq Ft / 32.5 Sq M
- QUEENEY - MEETING ROOM
- THE DRAWING ROOM
- RECEPTION
- COMMUNAL TERRACE

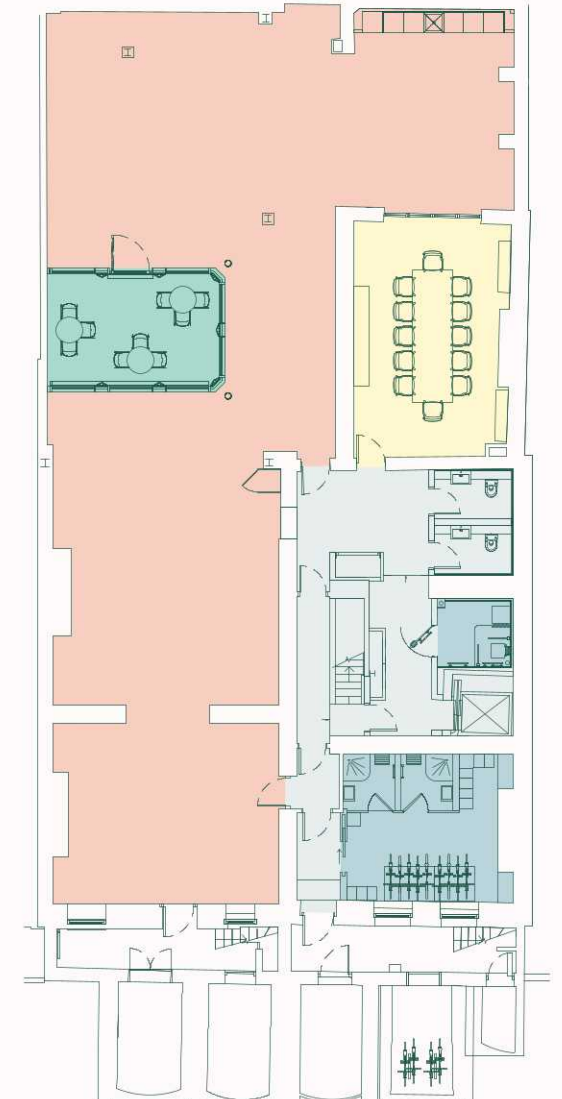


WELBECK STREET

For indicative purposes only. Not to scale.

Lower Ground Floor

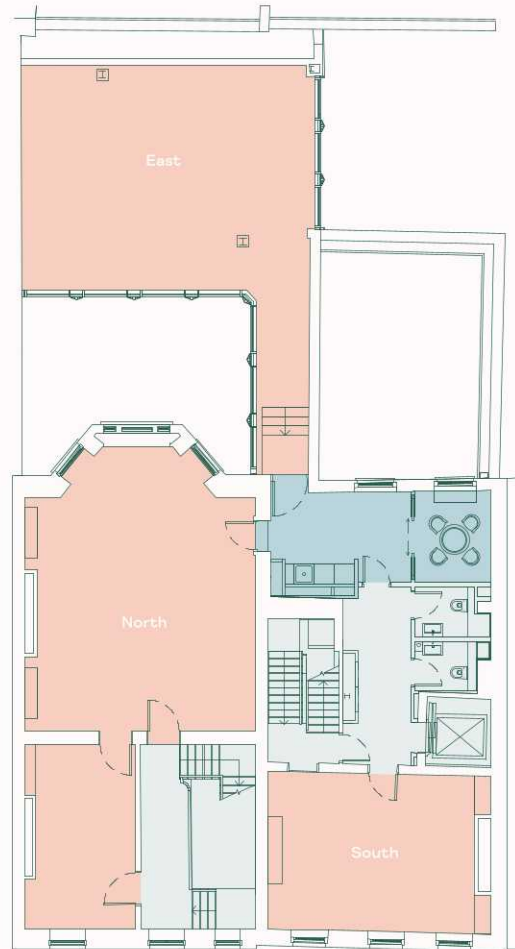
- GARDEN OFFICE
2,251 Sq Ft / 209.1 Sq M
- MARMADUKE - MEETING ROOM
12 people
- CHANGING FACILITIES & BIKE STORAGE
 - 3 Showers
 - 9 Vertical bike racks
 - 14 Lockers
- GARDEN COURTYARD





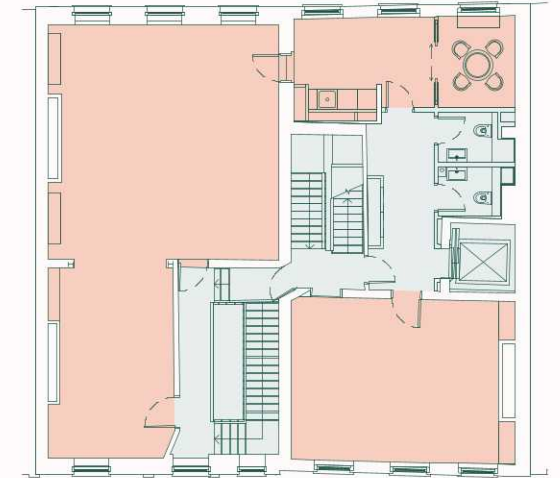
First Floor

- OFFICE
North
758 Sq Ft / 70.4 Sq M
East
732 Sq Ft / 68.0 Sq M
South
321 Sq Ft / 29.8.0 Sq M
- KITCHEN



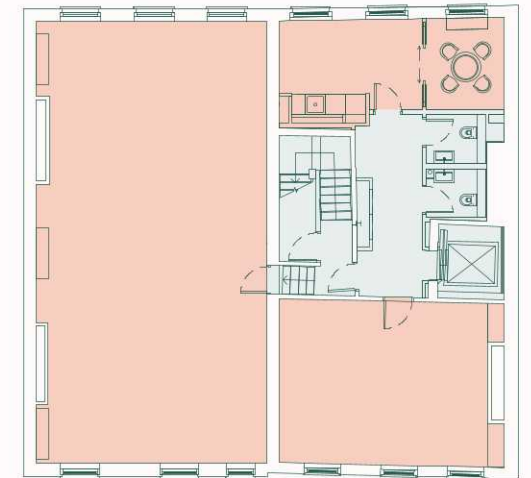
Second Floor

- OFFICE
1,242 Sq Ft / 115.4 Sq M



Third Floor

- OFFICE
1,477 Sq Ft / 137.2 Sq M



For indicative purposes only. Not to scale.



First Floor - East



LOCATION

A destination for food, drink and wellness

Set amidst the extensive and vibrant amenities of Marylebone Village, including Marylebone High Street and Oxford Street – you're never far from everything you need.

The building is surrounded by an abundance of high quality restaurants, retail, independent coffee shops and leisure facilities.

1. Cavendish Square
2. 28-50 Marylebone
3. Granger & Co
4. Hagen





CONNECTIONS

Swiftly move around town

Fantastic transport links service the area, with Bond Street a short walk away, providing access across London via the Elizabeth Line and Underground network.

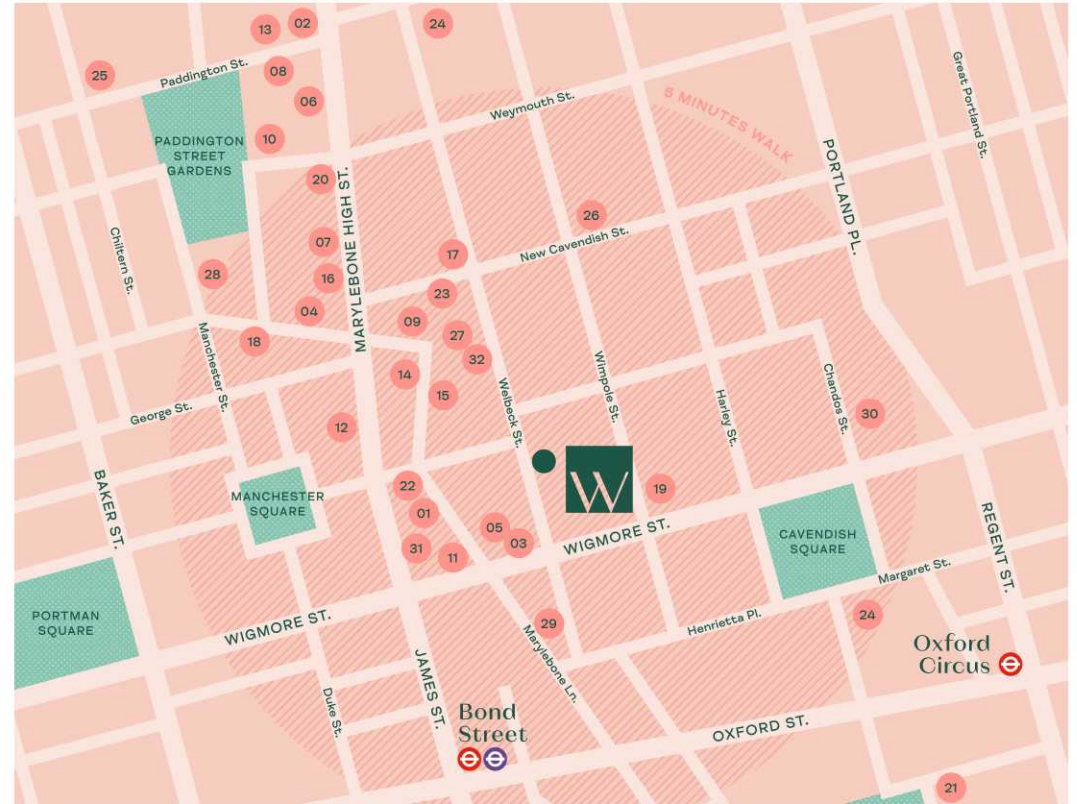
ELIZABETH LINE



UNDERGROUND



Journey times from Bond Street via Elizabeth Line and from Oxford Circus via Underground. Source: TFL



BARS & RESTAURANTS

- 01 28-50 Marylebone & By Night
- 02 Carlotta
- 03 Cavita
- 04 Daylesford Organic
- 05 Delamina
- 06 Fishworks
- 07 Granger & Co.
- 08 Kima
- 09 Le Relais de Venise
- 10 Le Vieux Comptoir
- 11 Lina Stores
- 12 Nakanajo

OPSO

- 13 OPPO
- 14 Ottolenghi
- 15 St. John
- 16 Taka
- 17 The Cavendish
- 18 Trishna

COFFEE & SANDWICHES

- 19 Back on Track Coffee
- 20 Hagen
- 21 Nathalie
- 22 Paul Rothe & Son
- 23 WatchHouse

GYMS

- 24 AMP Athletic
- 25 BXR
- 26 Club 51
- 27 Third Space

HOTELS

- 28 Ten Manchester Street
- 29 The BoTree
- 30 The Langham
- 31 The Mandeville
- 32 The Marylebone

THE DETAILS

Further Information



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