
33/34

Devonshire Street
Marylebone
W1

1,037 / 1,179 / 2,216 sq ft
Available



Description

Devonshire Street presents the occupier the opportunity to be located in the heart of Marylebone which is home to some of London's finest boutiques, shops, restaurants and members clubs. Marylebone High Street brings a unique village character to the area.

The accommodation comprises Lower Ground & Ground floors divided into two self contained units with internal stairs and access directly into a private terrace. The accommodation provides from 1,037sqft up to 2,216sqft of office / medical space.

The units are available together or as two separate offices. There is a large terrace area of 370sqft accessed from the garden floor, providing the occupiers with a beautifully landscaped private outside amenity.

Specification

All the accommodation has under gone a comprehensive refurbishment to a high specification, offering Grade A Office space or Consulting rooms, benefiting from the following amenities:



Self Contained



Comfort Cooling



Terrace



Perimeter Trunking



LED Lighting



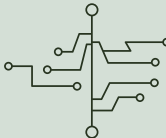
Kitchenette



EPC Rating B



Showers



Fibre Ready











Location

The property is situated on the south side of Devonshire Street just a few seconds walk away from Marylebone High Street, where there are an abundance of boutique shops, cafes, bars and restaurants. The area is renowned for its high-end offices and private health care clinics and medical specialists

The high street is surrounded by quaint and bustling side streets, defining the charm and unique character of the area. Marylebone benefits from excellent connectivity with multiple tube stations to the north, including Marylebone, Baker St, Regents St & Great Portland St and Marble Arch, Bond St and Oxford Circus to the South, all of which being within walking distance of the building.

TUBE STATIONS

Marylebone
Baker Street
Regents Park
Great Portland
Street
Marble Arch
Bond Street
Oxford Circus

GYMS

Alyssia Fleur School of Dance
AMP Athletic
BXR London
Club 51 Intelligent Fitness
The Light Centre
Third Space

ARTS & CULTURE

Asia House
British Dental Association Dental Museum
Gloucester Room/RG Framing
Jaggedart
Madame Tussauds
Regent Street Cinema
Regent's Park
Royal Academy of Music Museum
Royal College of Nursing Library & Heritage
Centre Sherlock Holmes Museum
The Hellenic Centre Library
The Wallace Collection
Westminster Library
ZSL London Zoo

PUBS

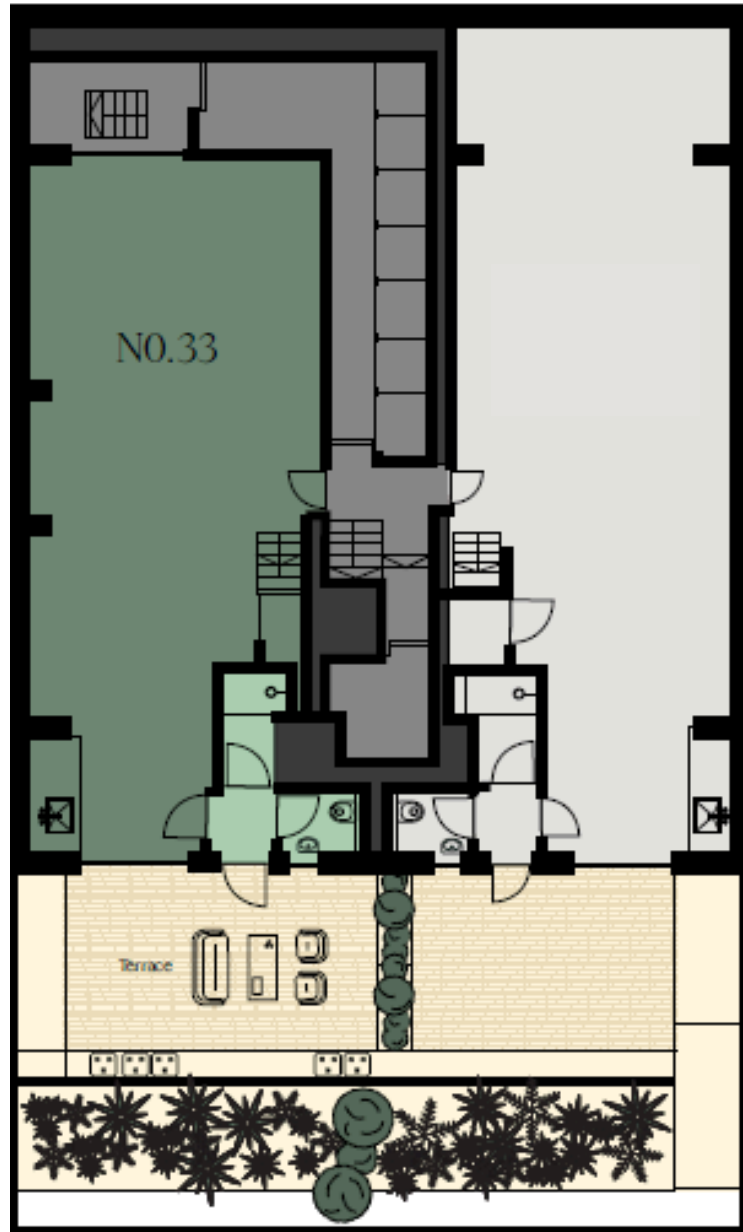
Angel in the Fields
Cock & Lion
Golden Eagle
Home Marylebone
Inn 1888
The Cavendish
The Coachmakers Arms
The Jackalope
The Marylebone Pub
The Prince Regent

STORES

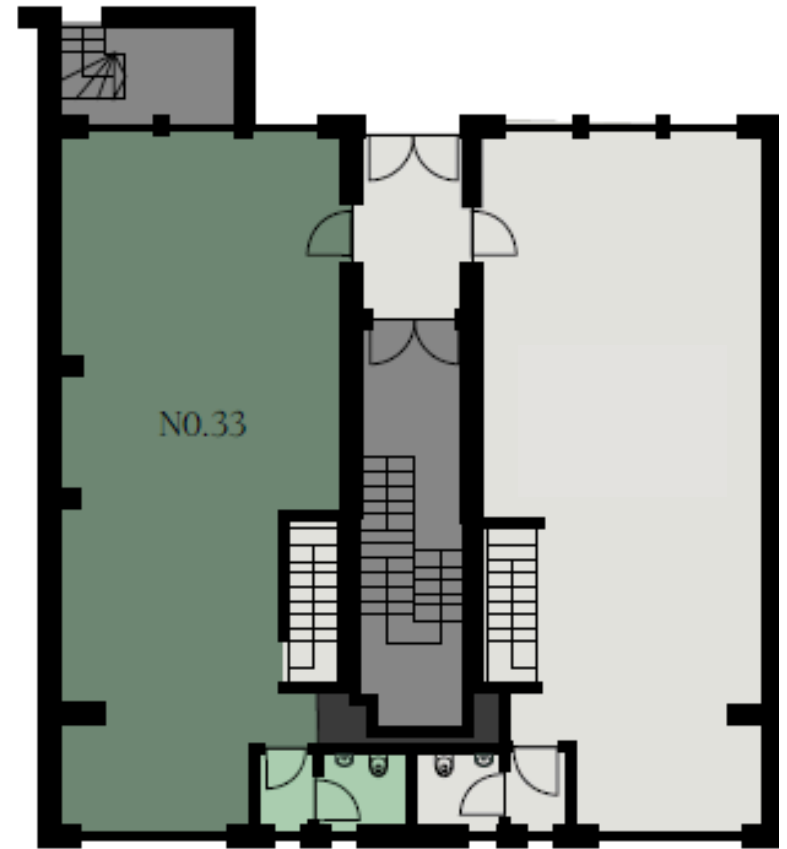
Bayley & Sage
Daylesford
Fishworks
La Fromagerie
Le Vieux Comptoir
Lululemon
Paul Rothe & Sons
Pierre Marcolini
Rococo Chocolates
The Ginger Pig
Waitrose & Partners



Floor Plans



Garden Floor



Ground Floor

No. 33

Ground Floor

538 sq ft

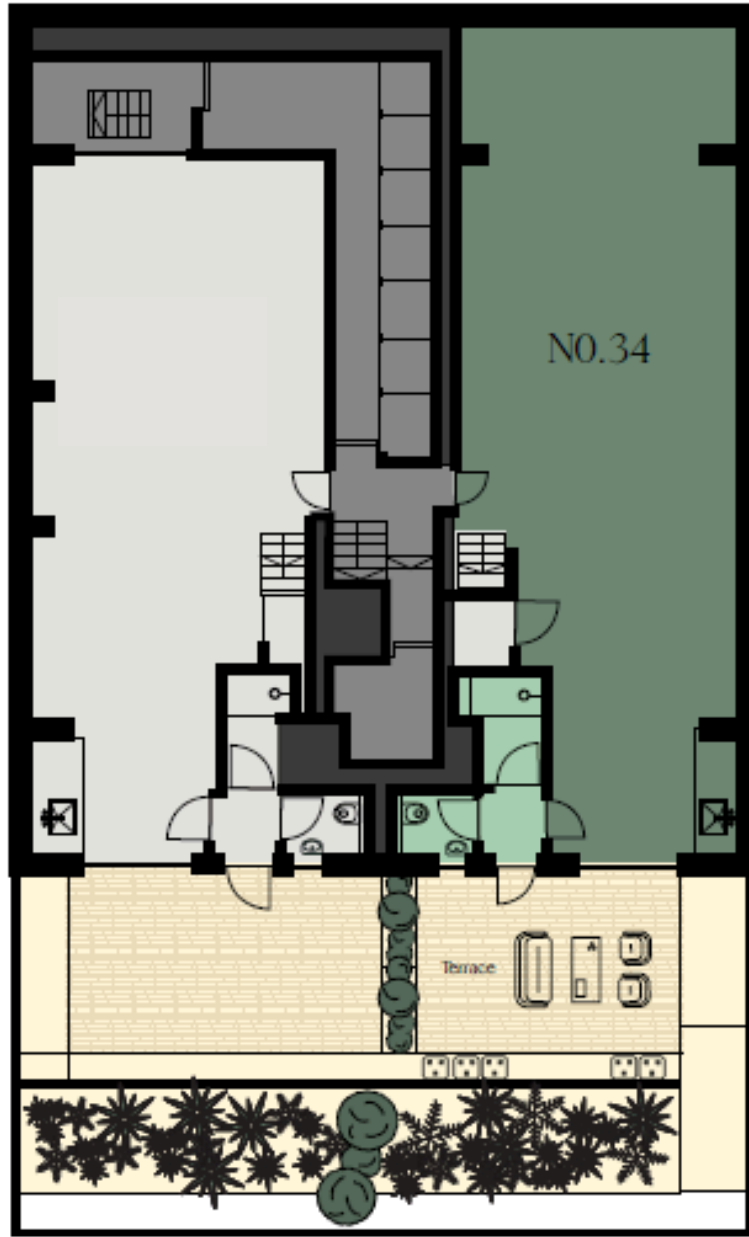
Garden Floor

499 sq ft

Total

1,037 sq ft

Floor Plans



Garden Floor



Ground Floor

No. 34

Ground Floor

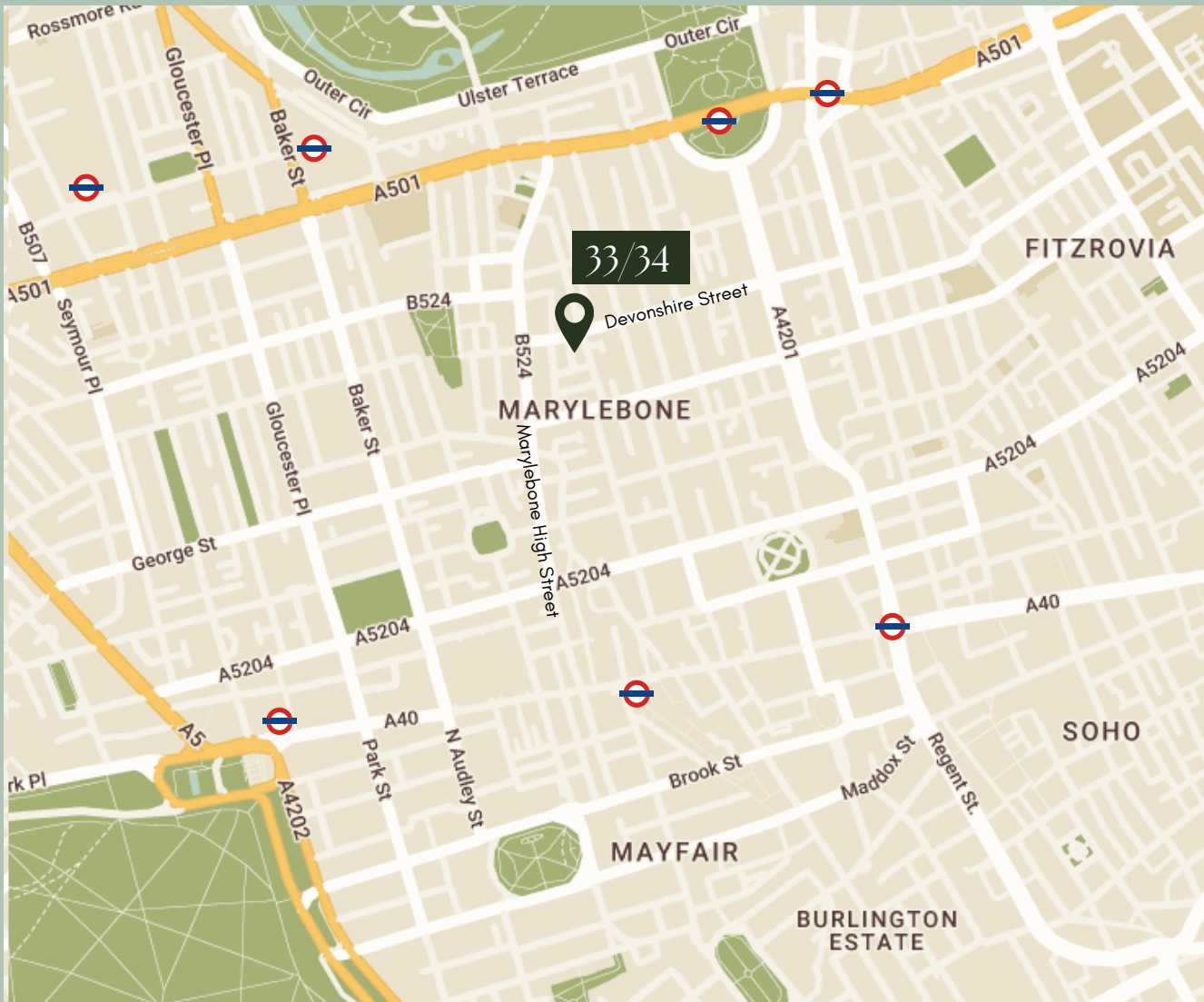
546 sq ft

Garden Floor

633 sq ft

Total

1,179 sq ft



1 - Marylebone



2 - Baker Street



3 - Regents Park



4 - Great Portland Street



5 - Marble Arch



6 - Bond Street



7 - Oxford Circus



Terms

Viewing - Strictly on appointment through joint sole agents

Lease - New lease from the landlord, for a term by agreement

Rent - Upon application

Business Rates - £23.55 per sq ft

Service Charge - £5.16 per sq ft

VAT - The building is not elected for VAT

Subject to contract

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. January 2024.

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