

**A SELECTION OF REFURBISHED OFFICES
FROM 600 SQ FT (56 SQ.M) – 986 SQ FT (92 SQ.M) APPROX.**

1 DUCHESS STREET, LONDON W1



For more information visit eddisons.com
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

LOCATION: This prominent building is situated on the north side of Duchess which links Portland Place to Hallam Street. Oxford Circus, Regents Park and Great Portland Street underground stations are close by. Marylebone, Euston and Kings Cross mainline train station are in close proximity.

DESCRIPTION: A selection of self-contained refurbished office suites which provide both open plan and cellular offices together with private WCs and kitchen facilities, having the following approximate floor areas:

5th floor – suite 1 – 600 sq ft
3rd floor – suite 3 – 986 sq ft
Grd floor – suite 3 – 780 sq ft

FEATURES:

- Manned ground floor reception
- 2 passenger lifts
- Central Heating
- Comfort cooling
- Shower (ground & third floors)
- CAT 5E data cabling
- 24 hour access
- Own toilets

TERMS: Full rent and Lease terms on request.

VIEWING: By appointment through the landlord's agents: -

Richard Spencer / Will Gyngell
Eddisons



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