

1 Duchess Street Marylebone, London W1W 6AN

Second Floor – Suite Two 935 Sq Ft / 86.8 Sq M

LOCATION

1 Duchess Street occupies a prominent corner position on Duchess Street, north of Oxford Street and to the south of Regents Park. Located within Marylebone it benefits from being within walking distance to Marylebone Lane and Marylebone High Street an area celebrated for its restaurants, cafes and fashionable boutiques.

DESCRIPTION

This self-contained office suite is positioned on the second floor and provides three office rooms, a large board room, 2x private WCs and a tea point.

AMENITIES

Two private WCs	Comfort cooling
Audio entry system	Spacious entrance
Fully fitted	Great transport links
Managed reception	Two, 2 person passenger lifts
24 hour access	Demised tea point
Fully furnished	



TERMS

Assignment of the existing lease expiring in November 2019
A new short-term sub-lease is also available – terms on request.

PASSING RENT

£55.00 per sqft

RATES

£21.80 per sqft (2017/2018)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

£8.12 per sqft



**1 Duchess Street
Marylebone
London
W1W 6AN**

EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately

Viewings by arrangement through sole agents:-

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