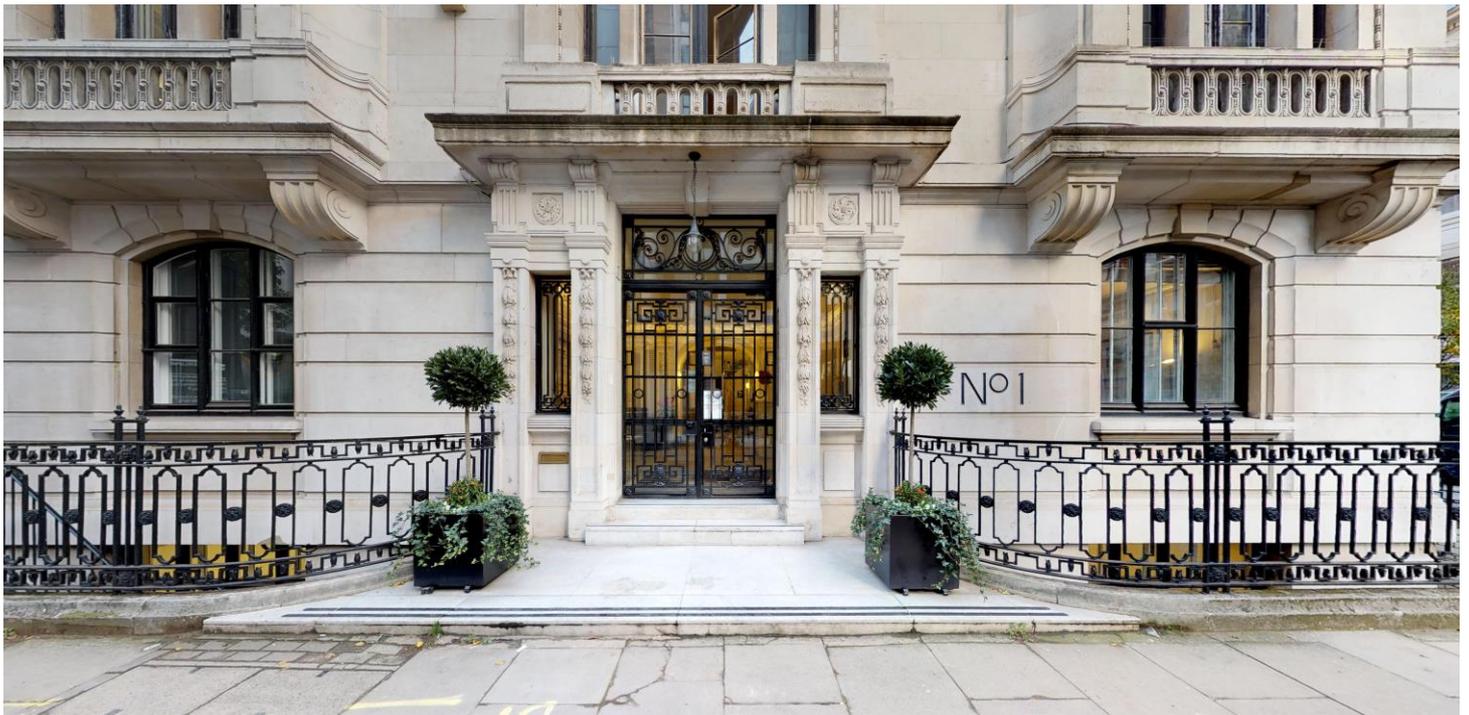


**Upon the Instruction of The Howard de Walden Estate  
NEWLY REFURBISHED OFFICE SUITES – ALL INCLUSIVE COST  
FLEXIBLE LEASE TERMS**



**4th Floor, Suite 2 - 526 Sq Ft (49 Sq M)  
5th Floor, Suite 2 - 1,120 Sq Ft (104 Sq M)**

## **LOCATION**

Duchess Street is ideally located, positioned within Marylebone and next to Fitzrovia it benefits from a wide variety of amenities on Marylebone High Street, Marylebone Lane and Great Portland Street. Regent's Park is only a short walk away allowing you access to 395 acres of parkland, excellent sport and leisure facilities and an open air theatre.

The building is in close proximity to major transport links and mainline stations including Oxford Circus, Bond Street (Crossrail), Great Portland Street and Regent's Park.

## **DESCRIPTION**

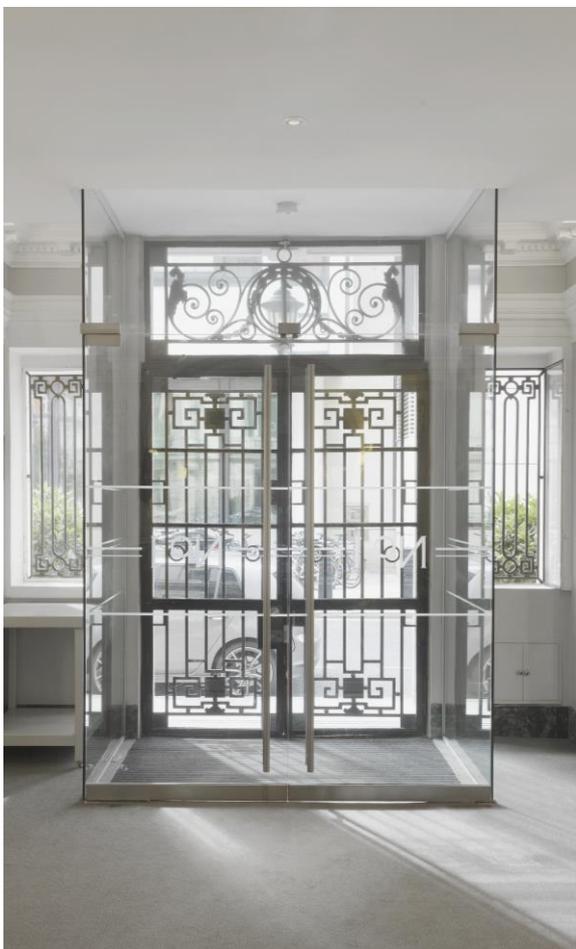
These newly refurbished self-contained office suites are available on a flexible lease from a minimum 12 month term, providing the flexibility of a serviced office with the privacy of your own front door.

**4th floor, Suite 2** - provides 3 rooms, kitchenette and 2 WCs. The unit can accommodate up to 11 work stations.

**5th floor, Suite 2** - provides 6 rooms, kitchenette and 2 WCs. The unit can accommodate up to 24 work stations.



**1 Duchess Street  
London  
W1W 6AN**





# 1 Duchess Street London W1W 6AN

## AMENITIES

24 Hour Access  
Cat 5e Data Cabling  
Fibre Optic Available  
Kitchenette  
2x Private WCs

Managed Reception  
Comfort Cooling  
New Light Fittings  
New Carpet  
2x Passenger Lifts

## TERMS

A new lease direct from the Freeholder on flexible terms from a minimum of 12 months

## COSTS

4<sup>th</sup> floor, Suite 2 – 526 sqft

£69,043 p.a. all-inclusive (rent, rates payable, service charge and dilapidations)

5<sup>th</sup> floor, Suite 2 – 1,120 sqft

£147,000 p.a. all-inclusive (rent, rates payable, service charge and dilapidations)

***There will also be 2x suites of approx. 750 sqft coming available in the building during Q1 2019.***

The building is VAT elected

## LEGAL COSTS

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

## POSSESSION

Immediately

Viewings by arrangement through joint agents:-

### Noble Harris

#### Matthew Noble

[mnoable@nobleharris.co.uk](mailto:mnoable@nobleharris.co.uk)

020 7291 6142

079 8099 1214

#### Carl Dobrin

[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

020 7291 6141

075 4507 7959

#### Jake Doffman

[jdoeffman@nobleharris.co.uk](mailto:jdoeffman@nobleharris.co.uk)

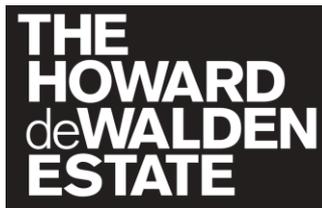
020 7291 6144

079 0408 2118

Or

**The Howard de Walden Estate**

020 7290 0970



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