



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



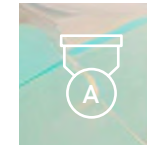
Ground Floor Communal Terrace

WELLBEING

Wellbeing and sustainability at the forefront



Biotecture
green living wall



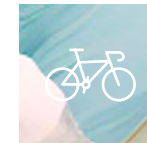
EPC
rating 'A'



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
Second		Under Offer	
Ground	North	564	52
	South	350	33
	Communal Terrace		
Lower Ground	Garden Office Garden Courtyard	2,251	209
Total Office		4,642	431



Ground Floor - North



Ground Floor – South

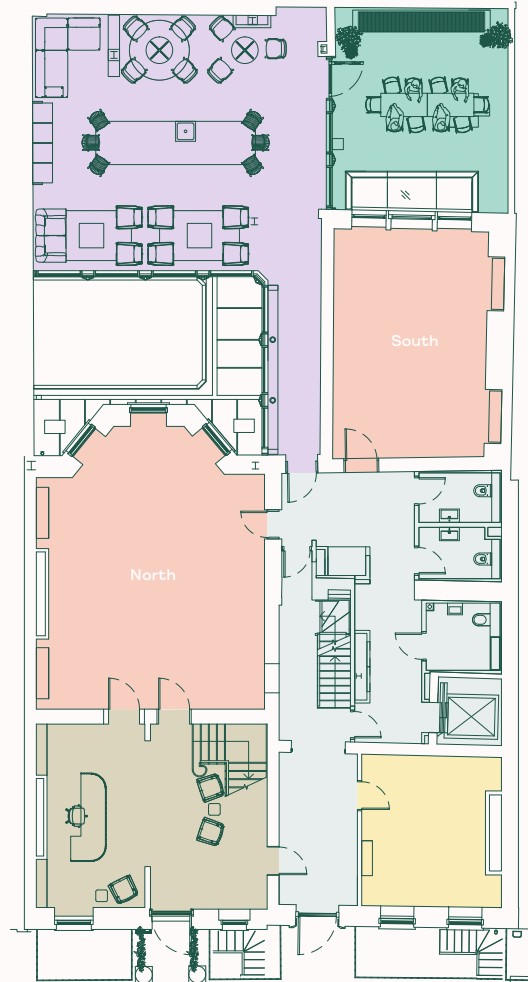


For indicative purposes only. Not to scale.



Ground Floor

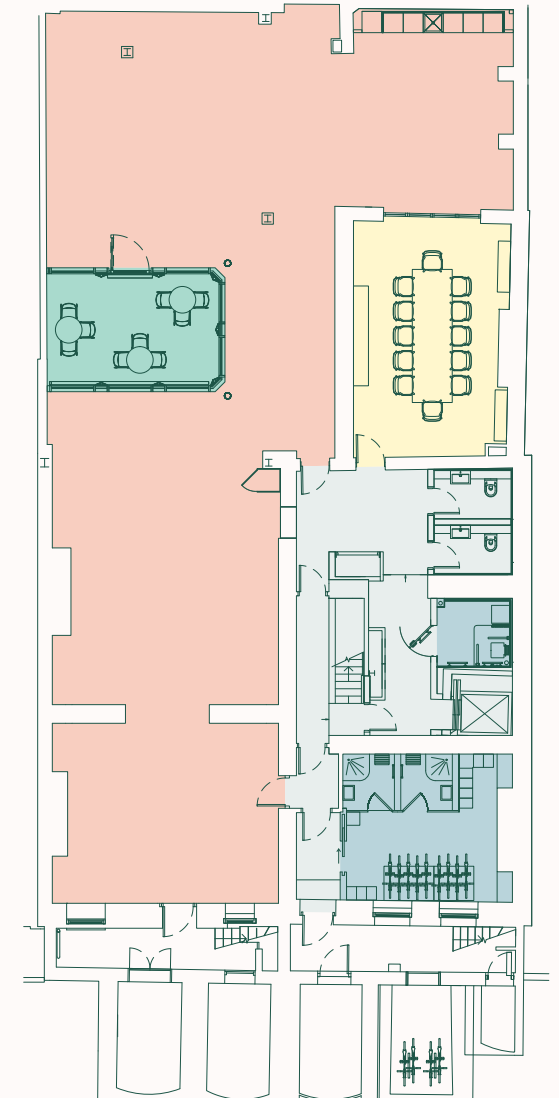
- OFFICE
North
564 Sq Ft / 52 Sq M
South
350 Sq Ft / 33 Sq M
- QUEENEY - MEETING ROOM
- THE DRAWING ROOM
- RECEPTION
- COMMUNAL TERRACE



WELBECK STREET

Lower Ground Floor

- GARDEN OFFICE
2,251 Sq Ft / 209 Sq M
- MARMADUKE - MEETING ROOM
12 people
- CHANGING FACILITIES & BIKE STORAGE
 - 3 Showers
 - 9 Vertical bike racks
 - 14 Lockers
- GARDEN COURTYARD





Lower Ground Floor



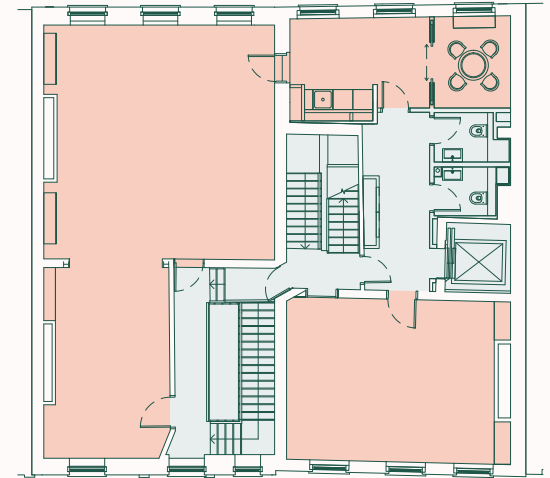
Stair Core

For indicative purposes only. Not to scale.



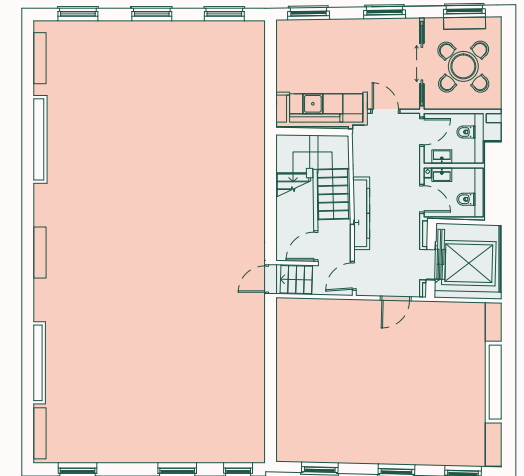
Second Floor

● UNDER OFFER



Third Floor

● OFFICE
1,477 Sq Ft / 137 Sq M





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.

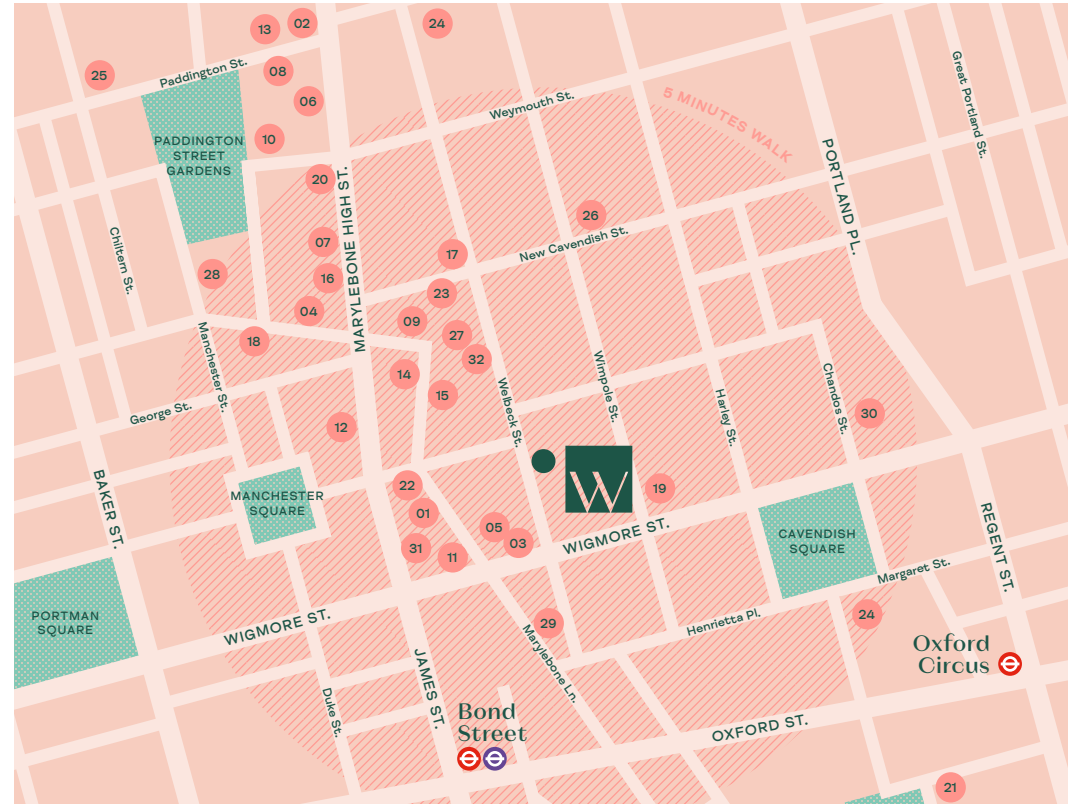
ELIZABETH LINE



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

BARS & RESTAURANTS

- 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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