

GARDEN FLOOR



13-14
WELBECK
STREET

MARYLEBONE W1

THE BUILDING

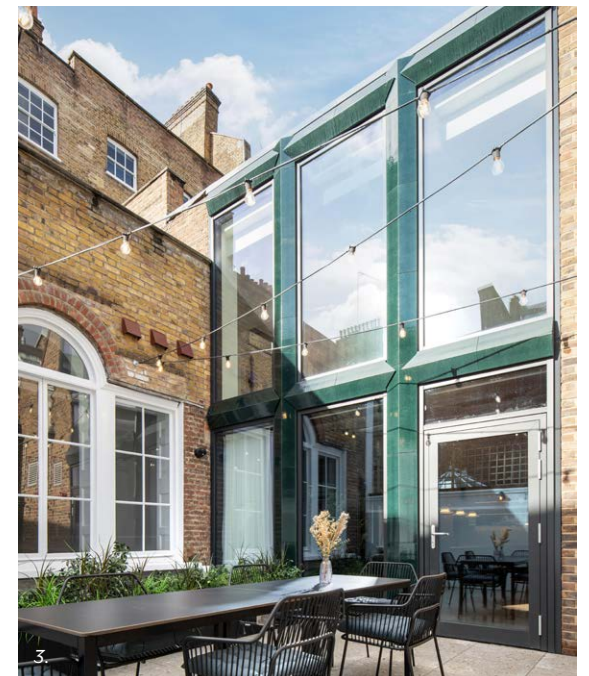
An elegant new way to work



1. Exterior
2. Communal Lounge
3. Communal Terrace

13-14 Welbeck Street offers occupiers everything they need for productivity and wellbeing, with newly refurbished boutique office space, and benefitting from excellent communal facilities.

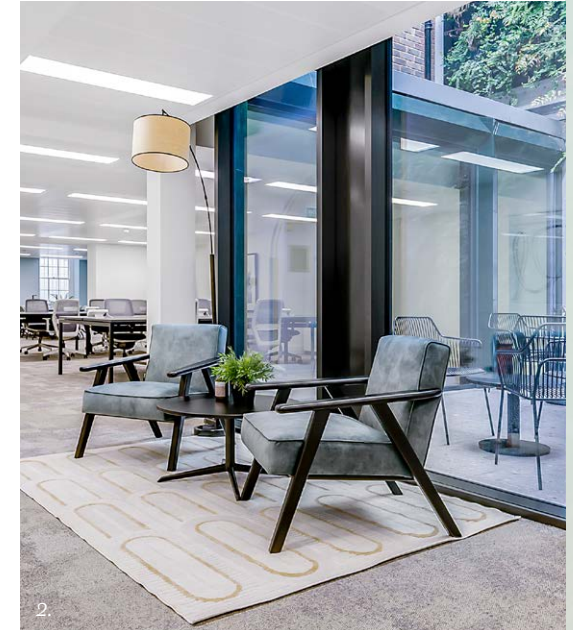
- Reception & Concierge service
- Communal Lounge – with TopBrewer coffee service
- Ground Floor communal terrace
- Two bookable meeting rooms
- End of journey facilities – cycle store, lockers, showers and changing facilities



SPECIFICATION

An enhanced environment to work and meet

1. Meeting Area
2. Breakout Area
3. Workspace

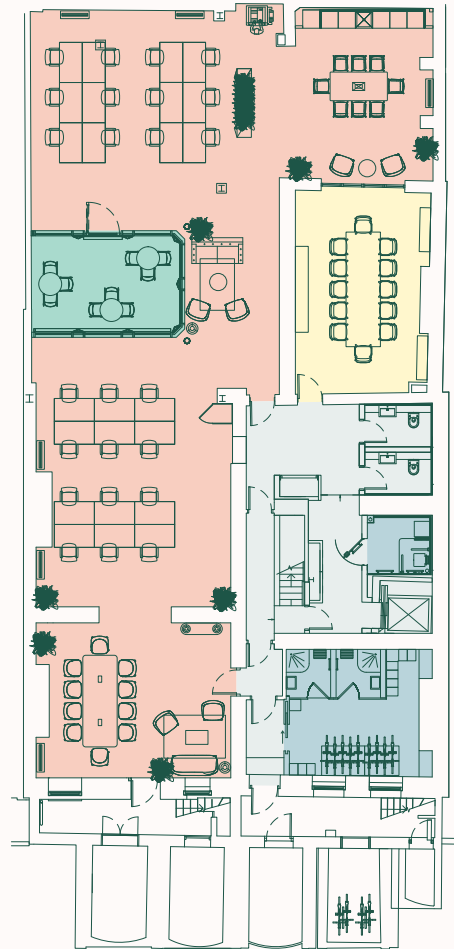


- New A/C – Daikin VRV system full heat recovery with Bluetooth connection
- New LED lighting
- New Kitchenettes on each floor with Quooker taps to provide instant hot water
- New 8 person passenger lift
- New Super-loos and Wheelchair accessible WCs
- Fibre ready connectivity
- Period details restored throughout
- Excellent floor to ceiling heights throughout
- Biotope green living wall
- Openable windows for fresh air
- EPC rating 'A'
- Showers and changing facilities
- Cycle store and lockers with key pads and towel service
- Showers and changing facilities

THE SPACE

Garden Floor

- **GARDEN OFFICE**
2,251 Sq Ft / 209 Sq M
 - 24 Open plan desks
 - 16 Agile working spaces
 - 2 Informal meeting areas
 - Kitchen
- **MARMADUKE - MEETING ROOM**
12 people
- **CHANGING FACILITIES & BIKE STORAGE**
 - 3 Showers
 - 9 Vertical bike racks
 - 14 Lockers
- **GARDEN COURTYARD**



WELBECK STREET



For indicative purposes only. Not to scale.



1. Kitchen
2. Private Terrace



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.



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 Nakanojo
- 13 OPSO
- 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

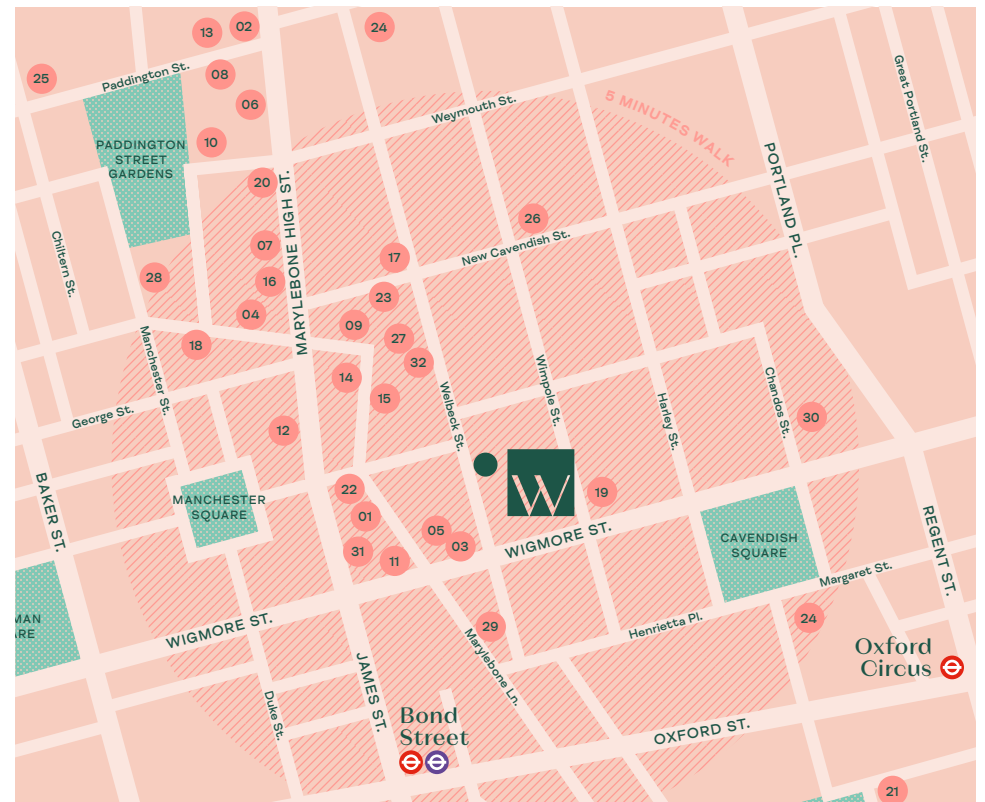
- 28 Ten Manchester Street
- 29 The BoTree
- 30 The Langham
- 31 The Mandeville
- 32 The Marylebone



JOURNEY TIMES



Journey times in minutes from the building entrance. Source: TFL



THE DETAILS

Further Information

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