

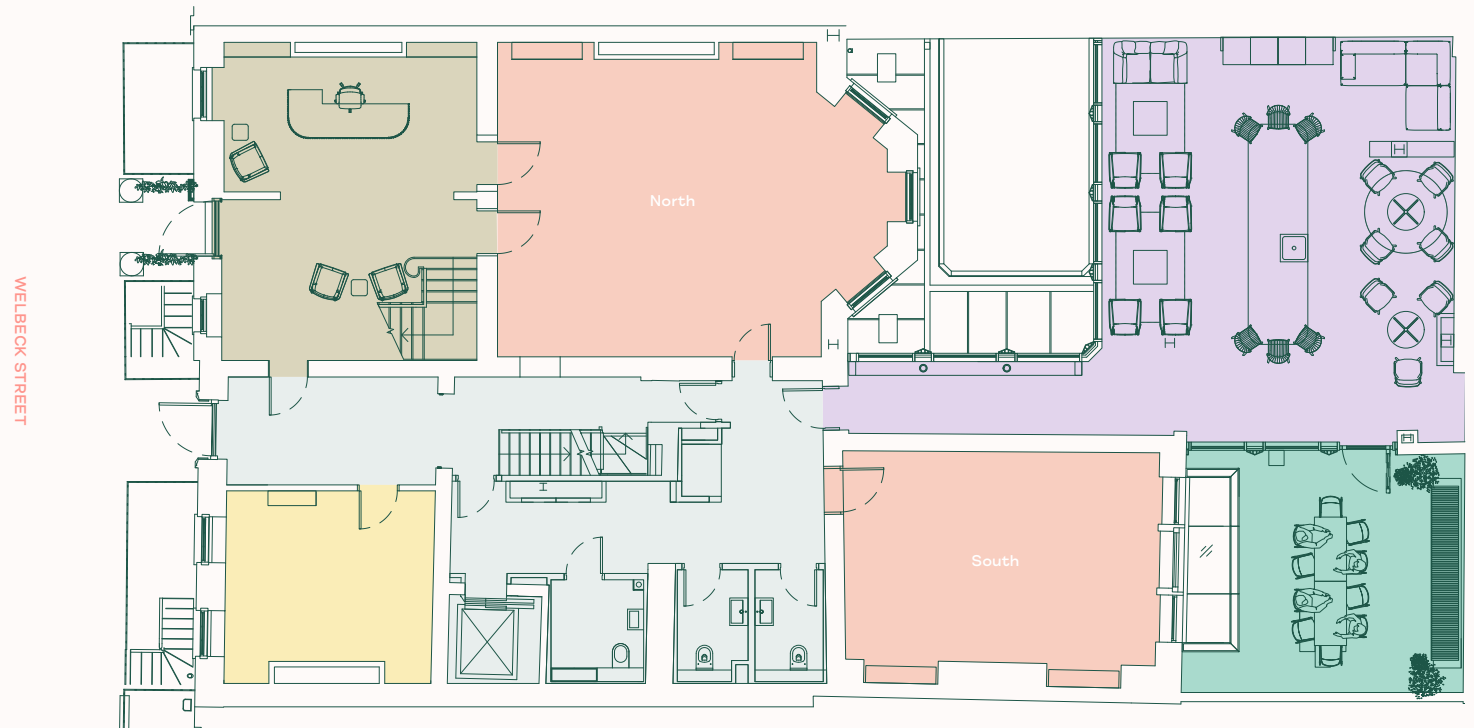


13-14
WELBECK
STREET



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



For indicative purposes only. Not to scale.

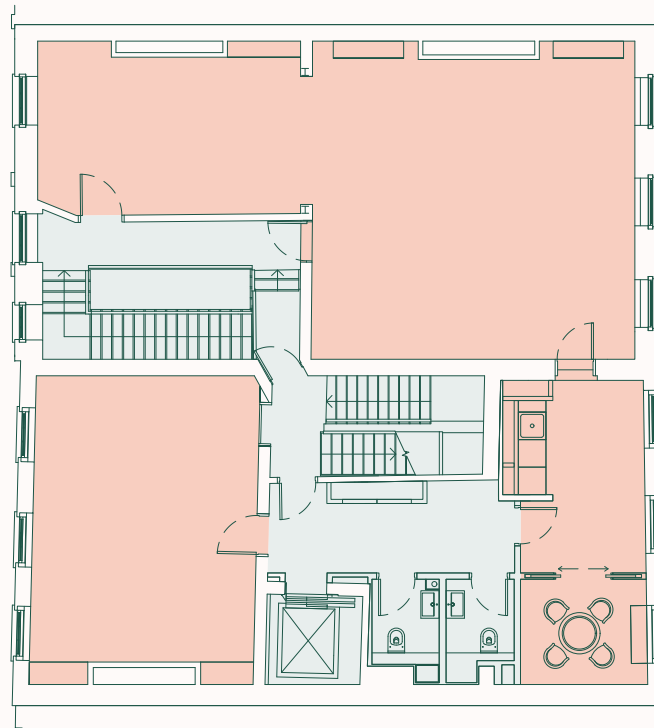


13-14
WELBECK
STREET



Second Floor

● UNDER OFFER



For indicative purposes only. Not to scale.

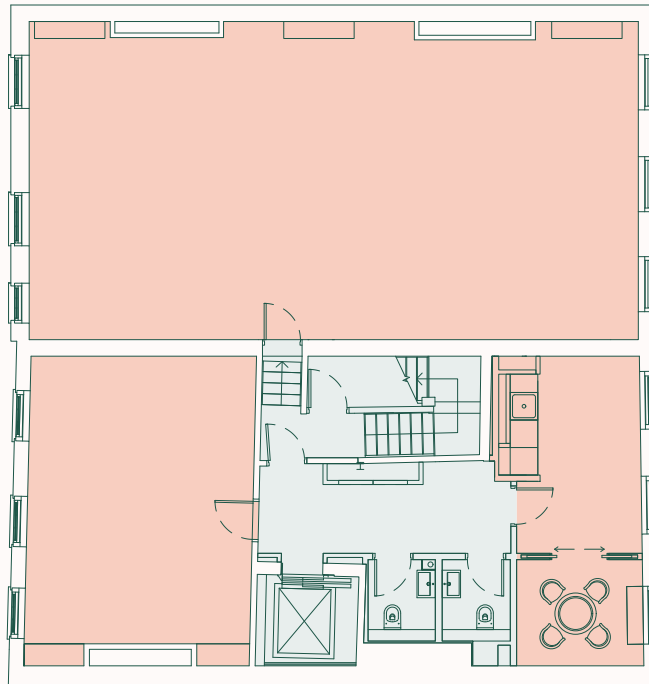


13-14
WELBECK
STREET



Third Floor

- OFFICE
1,477 Sq Ft / 137 Sq M

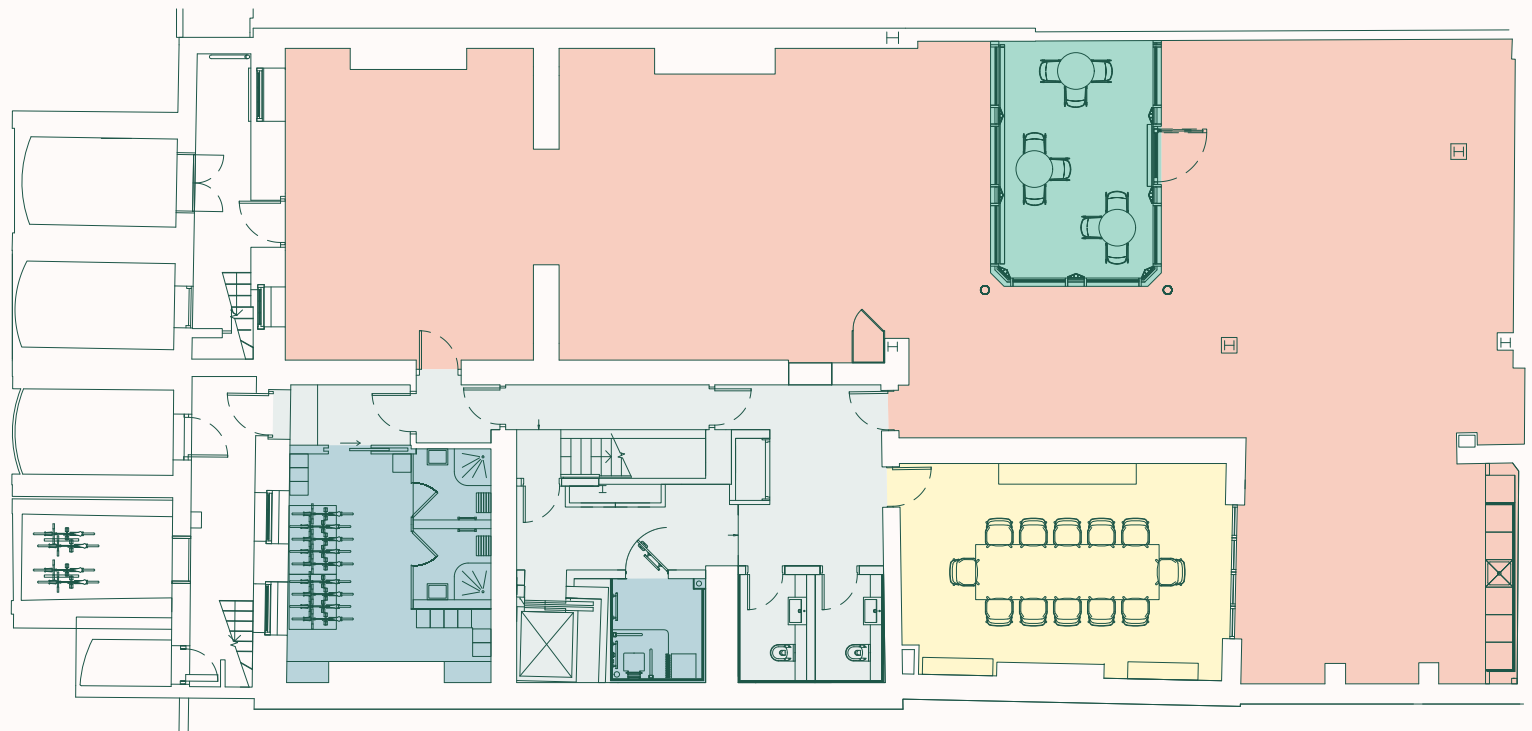


For indicative purposes only. Not to scale.



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**



For indicative purposes only. Not to scale.