



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



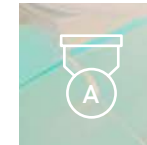
Ground Floor Communal Terrace

WELLBEING

Wellbeing and sustainability at the forefront



Biotecture green living wall



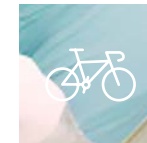
EPC rating 'A'



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		Let
Second			Let
First			Let
Ground	North South Communal Terrace	350	Under Offer 33
Lower Ground	Garden Office Garden Courtyard	2,251	209
Total Office		2,601	242



Ground Floor - North



Ground Floor – South

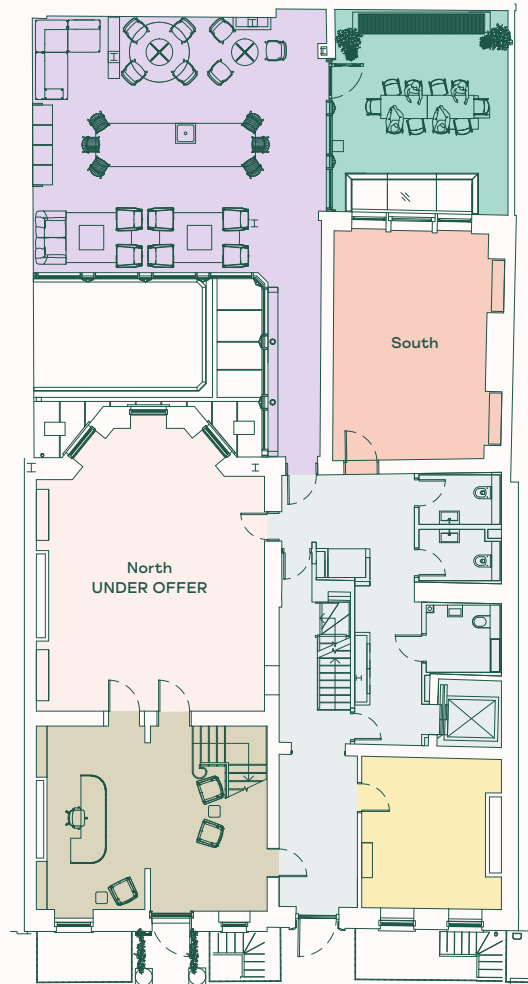


For indicative purposes only. Not to scale.



Ground Floor

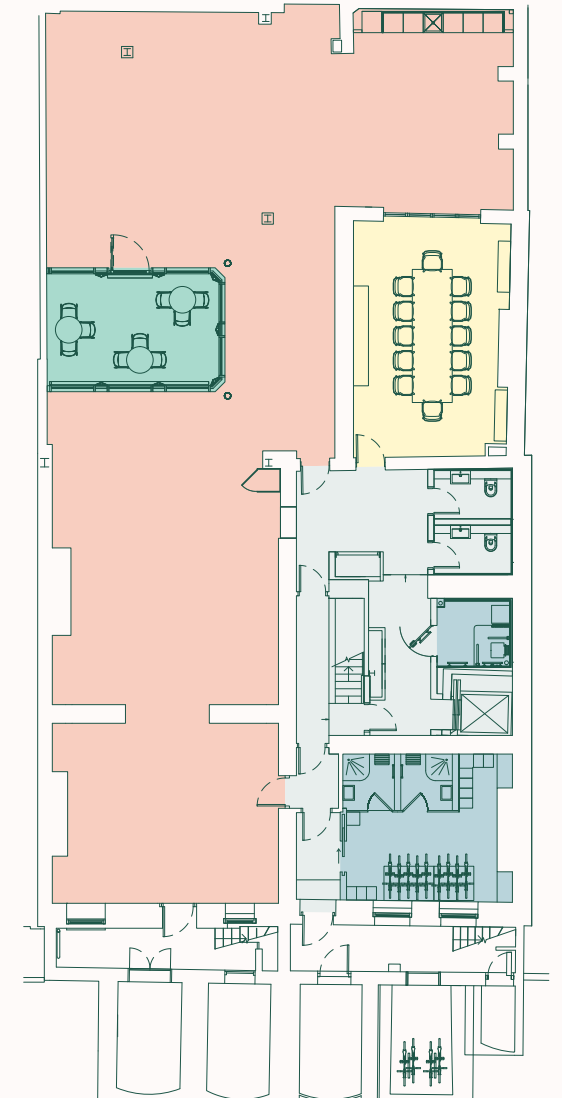
- OFFICE
North
Under Offer
South
350 Sq Ft / 33 Sq M
- QUEENEY - MEETING ROOM
- THE DRAWING ROOM
- RECEPTION
- COMMUNAL TERRACE



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



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.

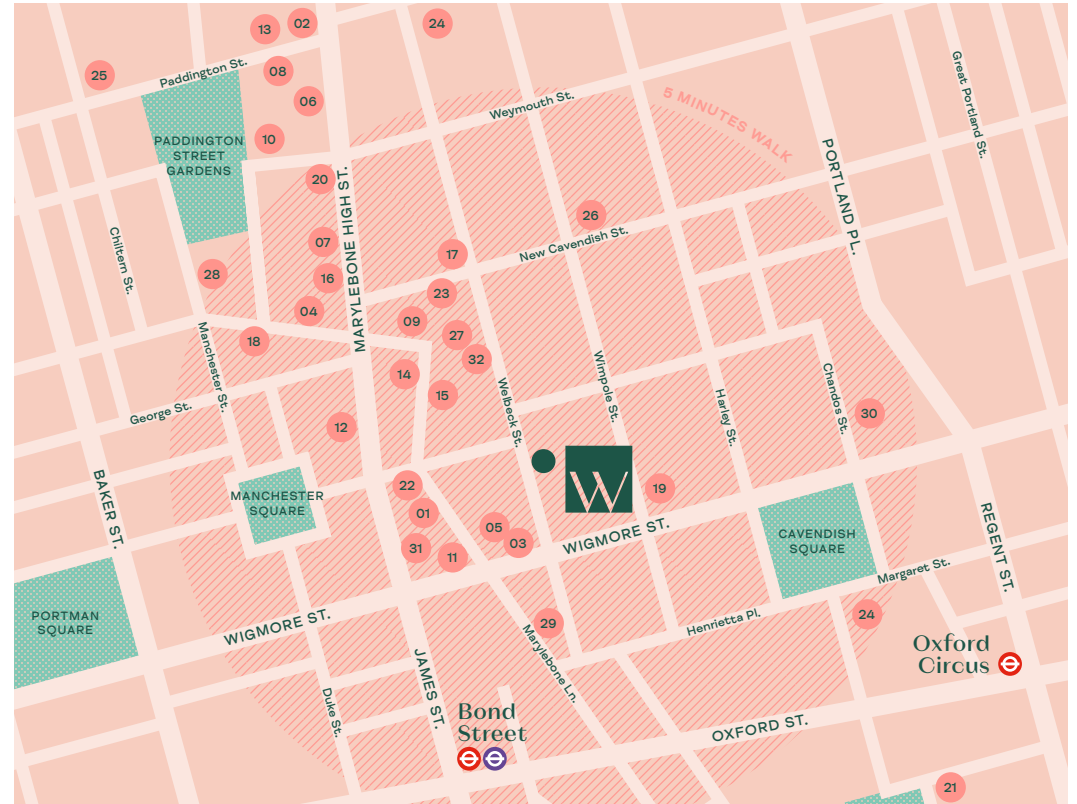
ELIZABETH LINE



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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