

020 7529 5300

ASHWELL
ROGERS

CHARTERED SURVEYORS



13/14 WELBECK STREET, LONDON W1

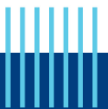


HIGH QUALITY REFURBISHED OFFICE BUILDING 10,083 sq ft 936.73 sq m

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25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 020 7629 9887

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



Location The property is situated on the east side of Welbeck Street opposite the junction with Bentinck Street. There are excellent transport links and the property is within a short walking distance of Bond Street (Central & Jubilee lines) and Oxford Street Underground Stations (Central, Bakerloo & Piccadilly lines). The building is also close to the fashionable shops and restaurants of Marylebone High Street and further served by a range of good quality hotels, health clubs and other amenities.

Description 13/14 Welbeck Street comprises a pair of imposing, interconnecting classical Georgian buildings. The buildings were fully refurbished by the Howard de Walden Estate in 2000 and once vacant possession is obtained in September full redecoration will be undertaken. Overall the buildings provide an attractive blend of classically proportioned period space and modern, highly flexible offices having the following floor areas:

Third Floor	1,521sq ft	141.30 sq m
Second Floor	1,426 sq ft	132.48 sq m
First Floor	1,930 sq ft	193.14 sq m
Ground Floor	2,079 sq ft	193.14 sq m
Lower Ground	3,188 sq ft	296.17 sq m
Total	10,083 sq ft	936.73 sq m

Amenities Comfort cooling to part
Cat V cabling
8 person passenger lift
Kitchen facilities
Entry phone system
Central heating throughout
Excellent natural light
Ample toilet facilities
Full carpeting

Terms A new lease is available on a full repairing and insuring basis for a term by arrangement subject to five yearly upwards only rent reviews at a rental to be agreed. Further details upon application.

Rates Based on information provided by the City of Westminster, we estimate rates for the year commencing 1 April 2006 equate to approx £9.70 per sq ft

Legal Costs Each party is to bear their own legal costs involved in the transaction.

For further details contact:

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