



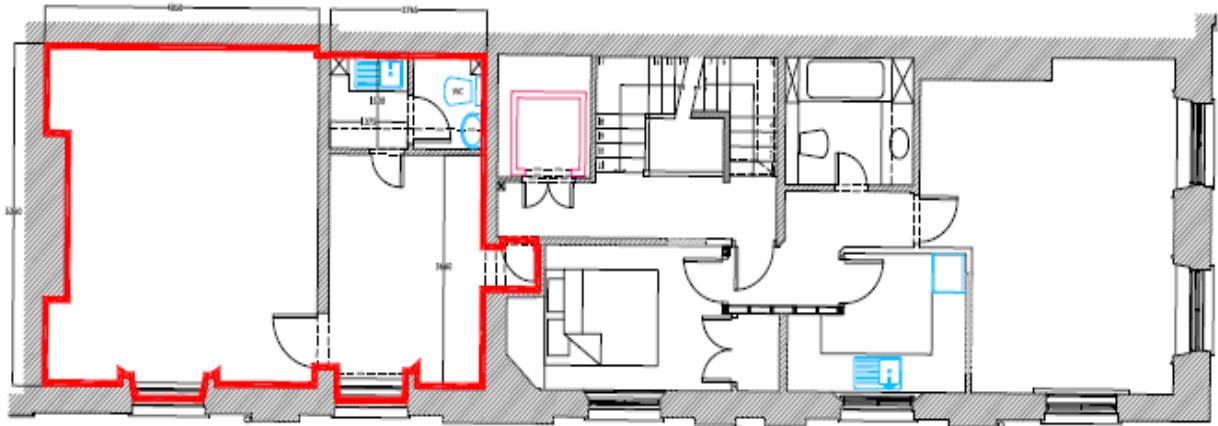
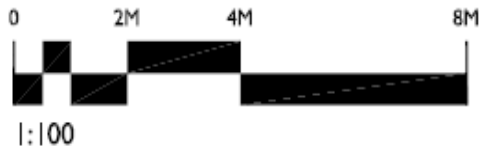
1 Bentinck Street

Marylebone

London, W1

2nd Floor Office
375 sq ft / 34.83 sq m

THE
HOWARD
de**WALDEN**
ESTATE



This newly refurbished second-floor office is now available in this Grade II listed building. It is on the corner of Bentinck Street and Welbeck Street and within proximity to all major transport links with both Oxford Circus and Bond Street underground stations being a few minutes' walk.

RENT
£28,000 p.a

SERVICE CHARGE
£TBC p.a (approx.)

RATES 2022/2023
£10,729 p.a

LEGAL COSTS
Each party is responsible for their own legal costs throughout.

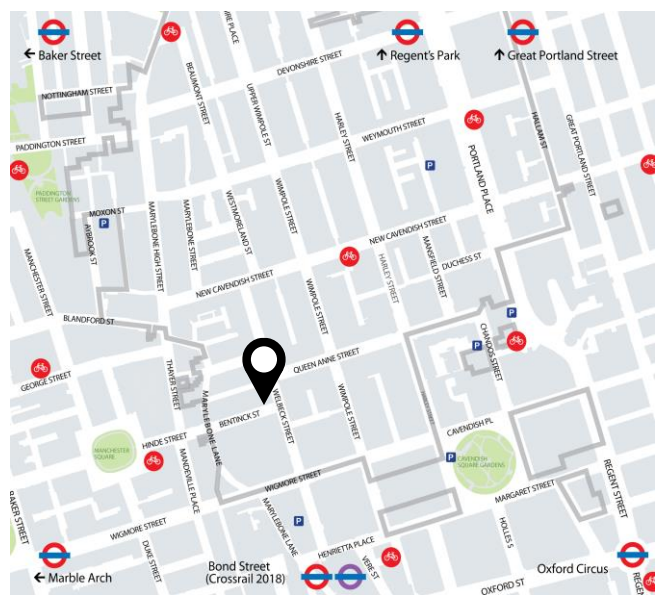
AMENITIES

- Kitchenette
- WCs
- Shower
- Cat 5e data cabling
- 24hr access
- Period features
- Natural light
- Entry phone system

ENQUIRIES
Richard North
Sarah Walsh
Stephanie Wells

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**AWAITING
EPC**



Interested parties are advised to make their own enquiries with the local authority. Please note this building is VAT elected.

REF: 10139-31874

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