

LONIC

020 7486 0900
LONDON & NEW YORK

**ECONOMIC, SELF-CONTAINED,
BRIGHT, LOWER GROUND
FLOOR IN MARYLEBONE
AVAILABLE TO LET**

940 SQ. FT.

THOMAS
YOUNG
1773 - 1829
MAN OF SCIENCE
lived here

**LOWER GROUND
 FLOOR,
 49 WELBECK
 STREET,
 W1G 9XN**



**Viewings
 through
 joint agents:**

Jonny Novick

jn@lonic.eu

07811100622

Michael Firestone

mf@lonic.eu

07909 224 095

Virtual Tour - tbc

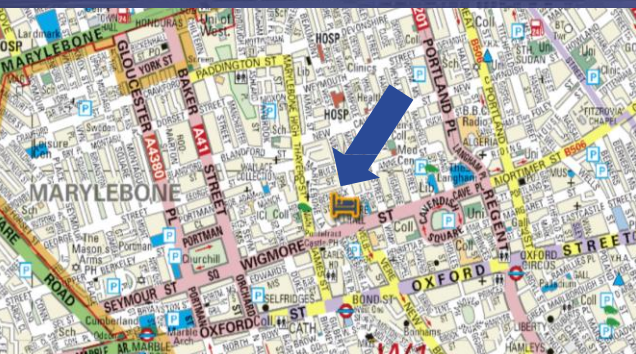
**Economic Self-
 Contained**

**Lower Ground Modern
 Suite In Exclusive
 Marylebone**

FLOOR	SIZE SQ. FT SQ. M.	RENT PA /SQ. FT.	BUSINESS RATES 2020/21 PA /SQ. FT.	SERVICE CHARGE PA /SQ. FT.	TOTAL INCLUSIVE COST PA PCM
LOWER GROUND	940 87	£45,000 £47.87	£10,340 £11.00	£3,500* £3.72 *Capped at £3,500 PA	£58,840 £4,903

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Amenities:

Self-Contained Property

Individual Entrance & Staircase

1 x Meeting Room

1 x Open Plan Office

Perimeter Trunking

Timber Flooring

Great Natural Light

Comfort Cooling

Kitchenette

Outside Breakout Area & Access To Shared Boardroom on Ground Floor

LOCATION:

The property is located on the west side of Welbeck Street, almost opposite to Queen Anne Street. Bond Street, Oxford Circus and Baker Street Underground Stations are all within walking distance.

ACCOMODATION:

Lower ground floor of a self-contained period building, benefitting from its own private staircase, entrance and outside breakout area. The demise consists of two sections, which has comfort cooling provided throughout. The front section is a meeting room with internal glass partitions, and the rear section is an an open plan office that fits 13 desks; including a kitchenette, toilet, server room and ample storage space.

.LEASE:

A new lease with terms to be agreed. The lease will be excluded from the Landlord & Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

Meeting Room



Meeting Room



Open Plan Office



Kitchenette

