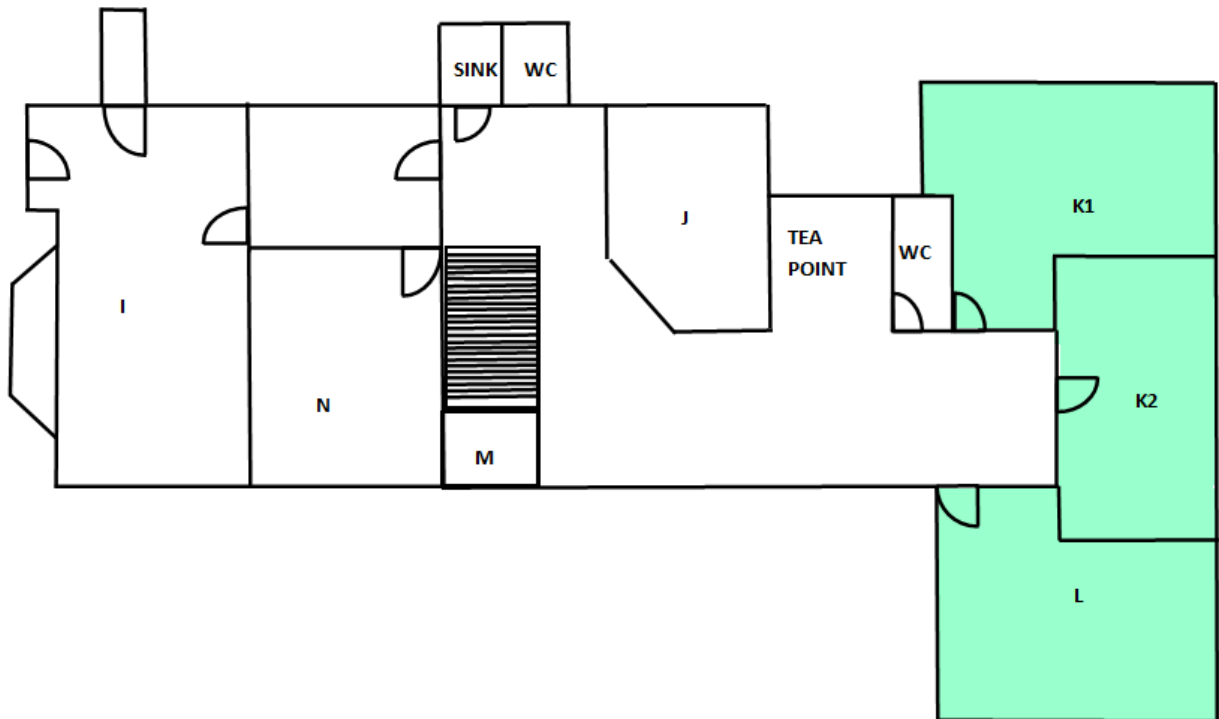
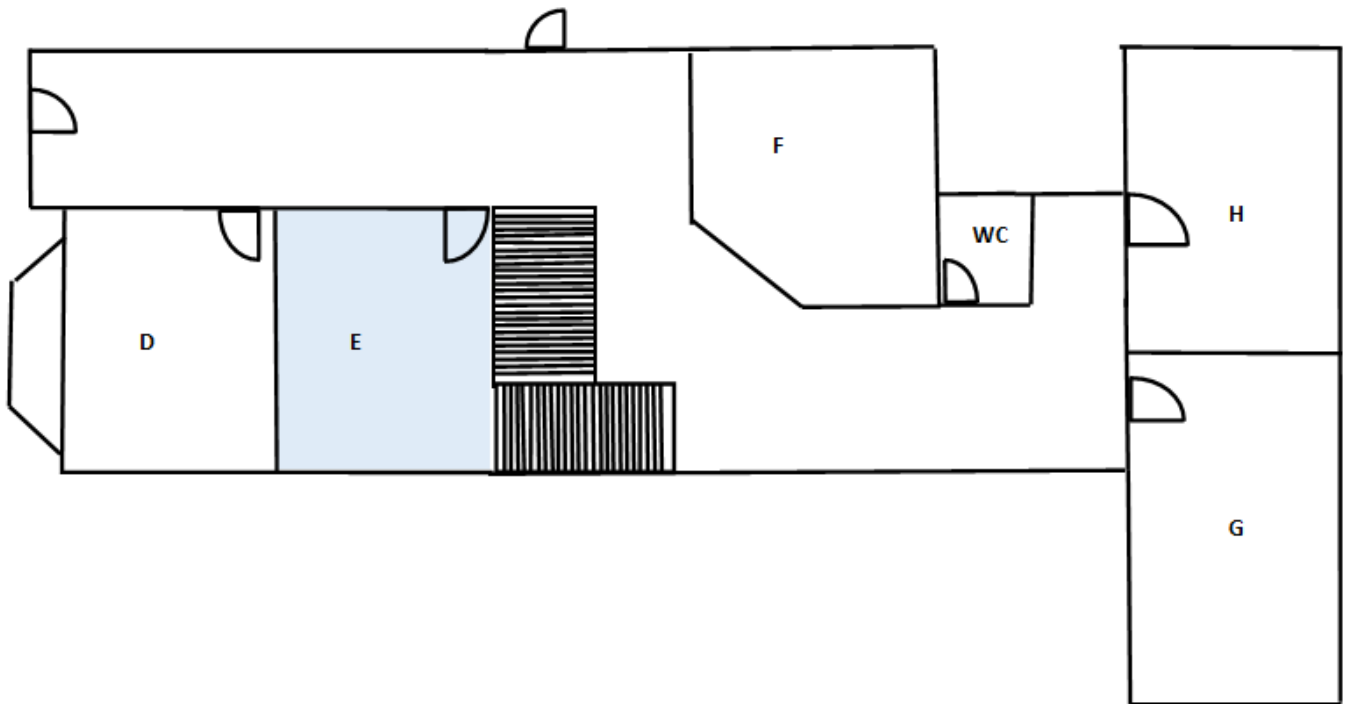


11 WELBECK STREET LOWER GROUND FLOOR



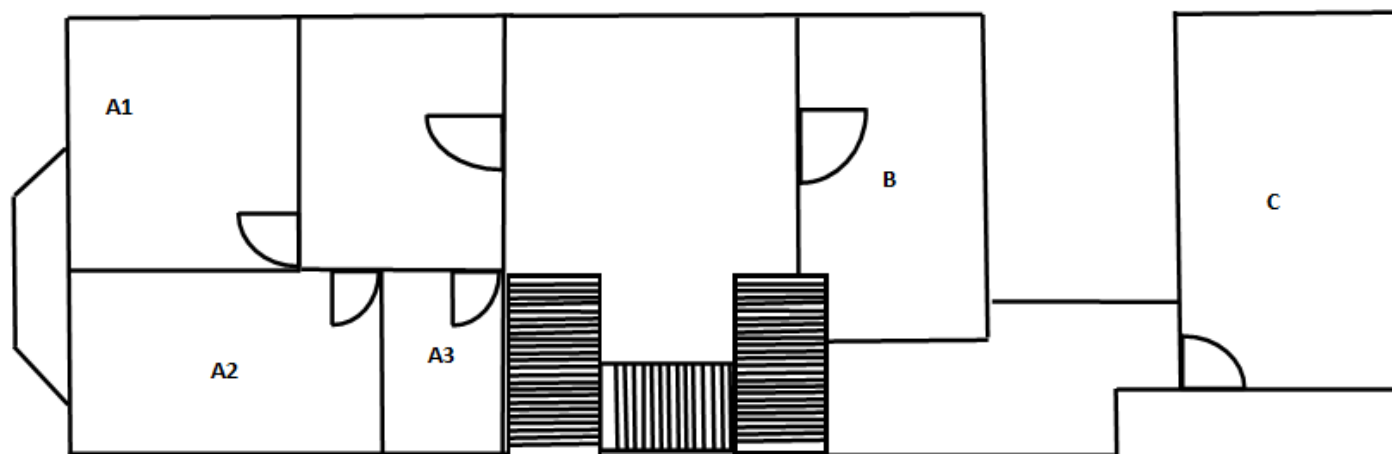
UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
ROOM K1		110	£1,835	Available to let	Commercial
ROOM K2		98	£1,635	Available to let	Commercial
ROOM L		105	£1,750	Available to let	Commercial

11 WELBECK STREET GROUND FLOOR

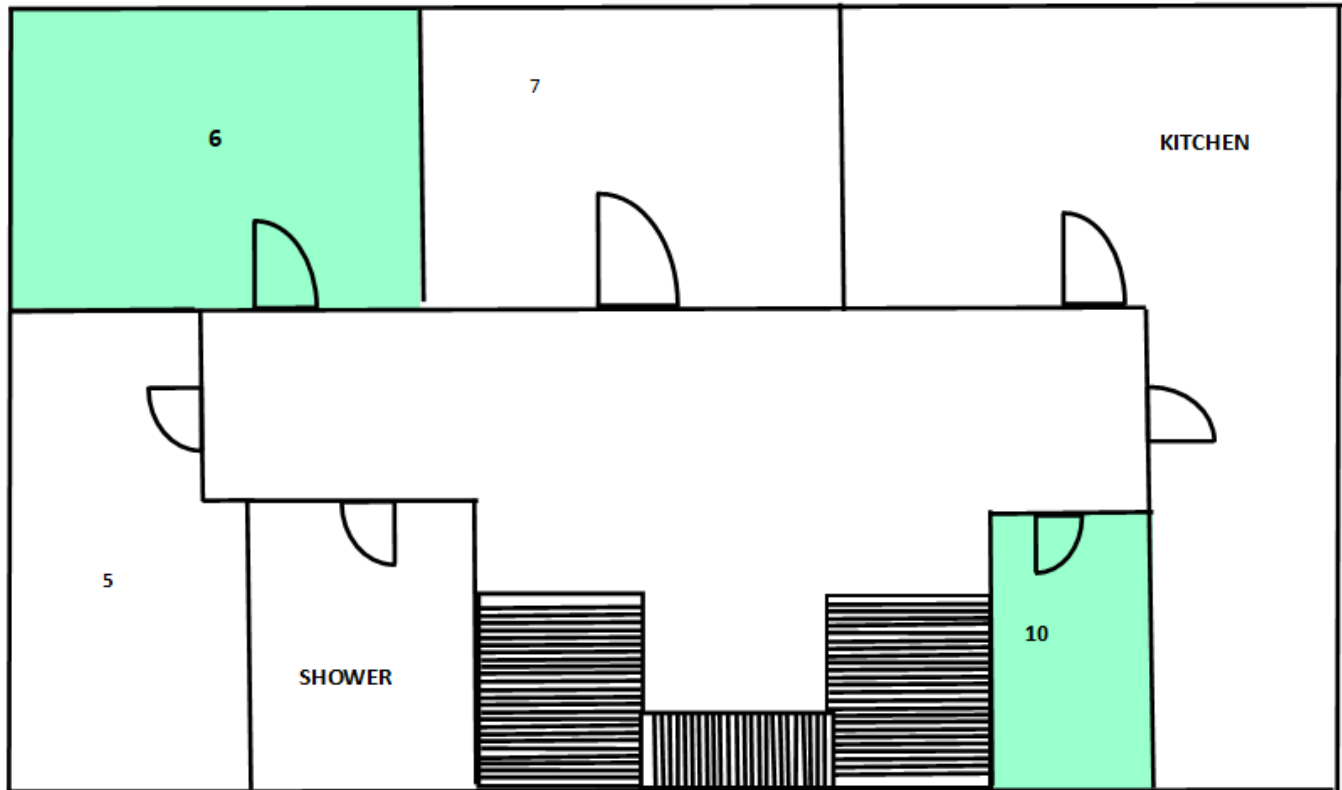


UNIT	WS	SIZE	PRICE	STATUS	OFFICE PROFILE
ROOM E		144	£1,800	ATL from 04.09.2026	Commercial

11 WELBECK STREET FIRST FLOOR

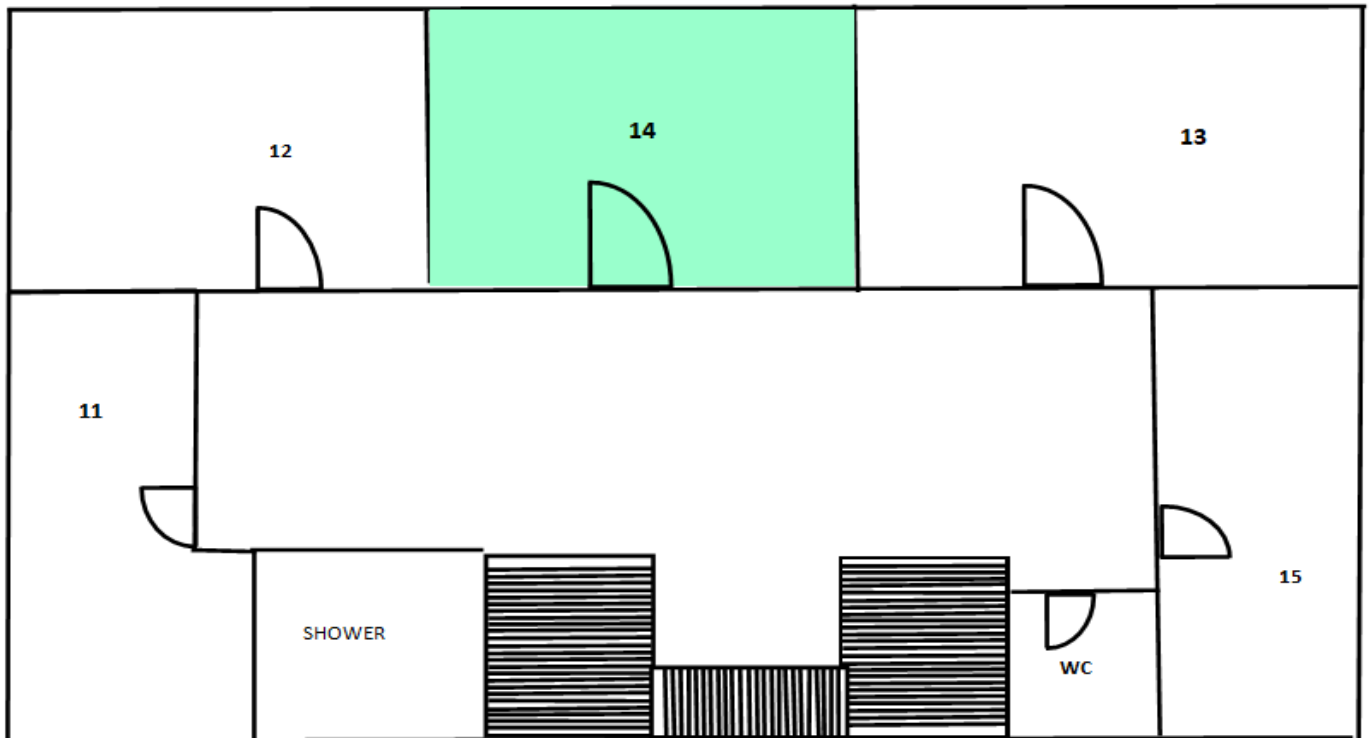


11 WELBECK STREET SECOND FLOOR—RESI



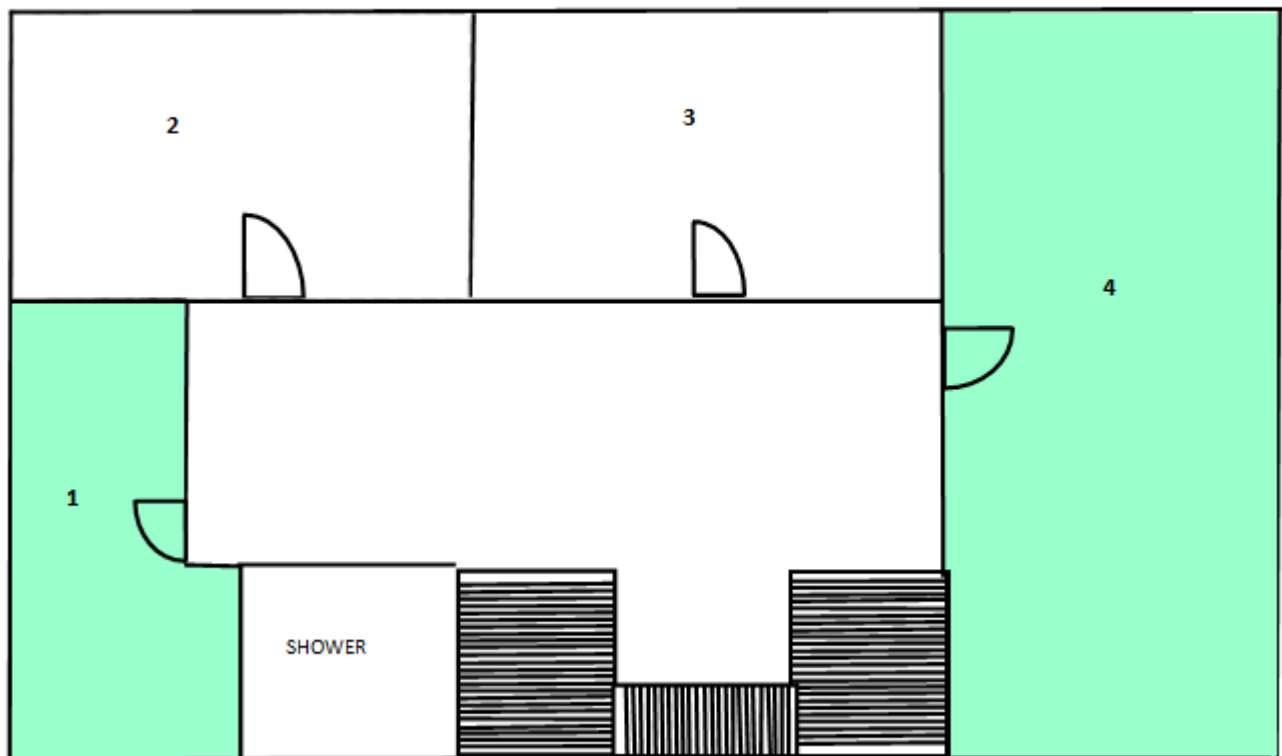
<u>UNIT</u>	<u>PRICE</u>	<u>STATUS</u>	<u>OFFICE PROFILE</u>
ROOM 6 - Single	£1,000	Available to let	Residential
ROOM 10 – Single	£1,000	Available to let	Residential

11 WELBECK STREET FIRST FLOOR—RESI



UNIT	PRICE	STATUS	OFFICE PROFILE
ROOM 14 - Single	£1,000	Available to let	Residential

11 WELBECK STREET THIRD FLOOR—RESI



UNIT	PRICE	STATUS	OFFICE PROFILE
ROOM 1 - DOUBLE	£1,200	Available to let	Residential
ROOM 4 - STUDIO	£2,200	Available to let	Residential

Our usual terms:

- Minimum 12 month contract with break dates every September, subject to no less than 3 months prior written notice.
- Desks, chairs, and pedestals included on request.
- Rooms can be potentially merged to suit requirements.
- Lily Comms phone handsets at £55 + VAT / month (£40 for handset, £15 for POE port), includes 3,000 UK landline minutes and 2,000 UK mobile minutes per month, standard national rate.
- The deposit is equivalent to 1 month's rent and rent is payable monthly in advance and on the 1st of every month thereafter.
- There is a £250 admin fee for each tenancy issued.
- We require the following to issue a contract: proof of ID and proof of address of company director (original passport / driver's license and a bank or utility statement not older than 3 months) and UK company name, registration number and its registered address.
- The building is VAT exempt, and all rooms are subject to contract and availability.