

**1 DUCHESS STREET, MARYLEBONE, W1****FULLY FITTED & FURNISHED****SELF-CONTAINED, LOWER GROUND FLOOR OFFICES****\*OPTIONAL FURNITURE\*****1,387 SQ FT APPROX. (129 SQ M)****LOCATION**

This prominent building is situated on the north side of Duchess which links Portland Place to Hallam Street. Oxford Circus, Regents Park and Great Portland Street underground stations are close by. Marylebone, Euston and Kings Cross mainline train station are in close proximity.

## DESCRIPTION

This fully fitted & furnished lower ground office suite is planned primarily in clear open plan space together with two private WCs and kitchen facilities, extending to approximately 1,387 sq ft (129 sq m).



## FEATURES

- Manned ground floor reception
- 2 passenger lifts
- Comfort cooling
- 24-hour access

## RENT

£86,000 per annum exclusive, plus VAT (£62 psf approx.)

## TERMS

Full rent and Lease terms on request.

## VIEWING

By appointment through the landlord's agents:

**BTG Eddisons**

**Richard Spencer: 07778 521230 & Omar Saad: 07483 111764**

For more information, visit [eddisons.com](https://eddisons.com)  
**020 3205 0204**



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