

1 DUCHESS STREET, MARYLEBONE, W1

TWO SELF CONTAINED REFURBISHED OFFICE SUITES

598 SQ FT & 1,387 SQ FT APPROX.



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 Two refurbished office suites providing a choice of both open plan and cellular offices together with a private WC and kitchen facilities, having the following approximate floor area:

Ground Floor	598 sq ft	(55 sq m)
Lower Ground Floor	1,387 sq ft	(129 sq m)



N.B (Optional furniture, Lower ground floor)

FEATURES

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

RENT

Ground Floor	£51,000 per annum exclusive, plus VAT	(£85 psf approx.)
Lower Ground Floor	£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
020 3205 0204



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