

1 Marylebone High Street
London W1U 4LZ
T 020 7009 2300
F 020 7009 2311
office@edwardcharles.co.uk
www.edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

Preliminary Particulars

45 WELBECK STREET LONDON W1

Location: The building is situated immediately adjacent to the Marylebone Hotel, and within a short walk of Marylebone High Street. The area is particularly well served by public transport with Bond Street, Baker Street and Oxford Circus underground station all close by, together with the abundant restaurant and retail outlets.



Description: This attractive suite comprises the entire first floor which is split into two rooms and a kitchen area.

Floor area 642 sq ft / 59.64 sq m



Lease: A new lease to be granted for a term by arrangement direct from the Landlord.

Rent: £41,750 per annum, exclusive of rates, service charges, insurance and VAT.

Rates: RV £34,250.

Viewing: Strictly by appointment with sole agents

Edward Charles & Partners

Mark Phillips / Katie Dart

mphillips@edwardcharles.co.uk / kdart@edwardcharles.co.uk