



**SELF CONTAINED,  
54 WELBECK STREET,  
W1G 9XS**

**OFFICE TO LET  
4,043 SQ FT**

### HIGHLIGHTS:

- Available Plug & Play or Unfurnished
- Self Contained Building
- Array of Office Sizes
- Private Roof Terrace
- Grade II Listed Period Building
- Generous Ceiling Height
- Comfort Cooling System
- Excellent Levels of Natural Light
- Class E Use Possibility

**WE ARE OFFICES**

Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

## LOCATION:



The building is located in the heart of Marylebone, with Oxford Street to the south and Marylebone High Street to the west. There is immediate access to a variety of shops, restaurants, cafés and bars nearby.

The building is a short walk from both Bond Street Station (6 mins) and Oxford Circus (9 mins).



## DESCRIPTION:



The building provides a rare opportunity to acquire self-contained office space in a high quality, period building, arranged over six floors.

The building benefits from a reception entrance and has a range of open plan desking areas and private offices, so that all needs are met.

## TERMS:



The building is available by way of an assignment or flexible sublease until May 2027.

A new lease is also available direct with the landlord.

## EPC:



An EPC is available on request

## VIRTUAL TOUR:



[Click here to view virtual tour](#)

## FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Utility Costs	Business Rates	Total (pa)	Total (pcm)
LG - 4th	4,043	£65.00	£7.42	£22.69	£384,529	£32,044

## VIEWINGS

**Strictly through appointment by sole agents:**

George Marment

**Email:** [gpm@makingmoves.london](mailto:gpm@makingmoves.london)

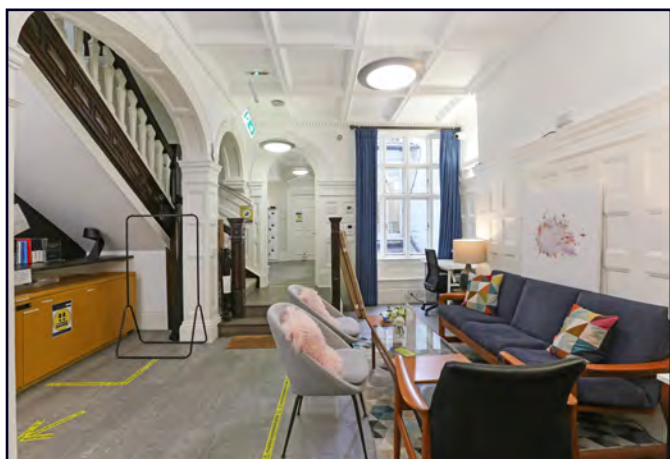
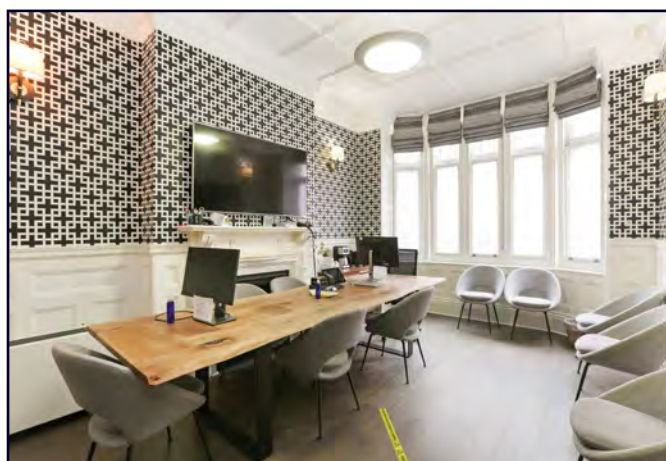
**Tel:** 07551 158799 or 020 3595 3121

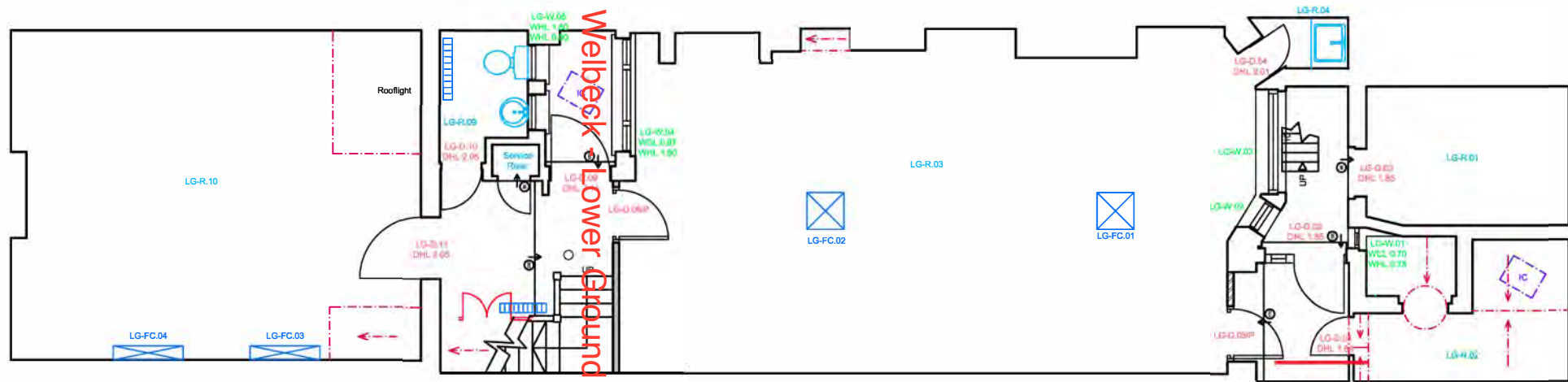
Phil Snowden

**Email:** [ps@makingmoves.london](mailto:ps@makingmoves.london)

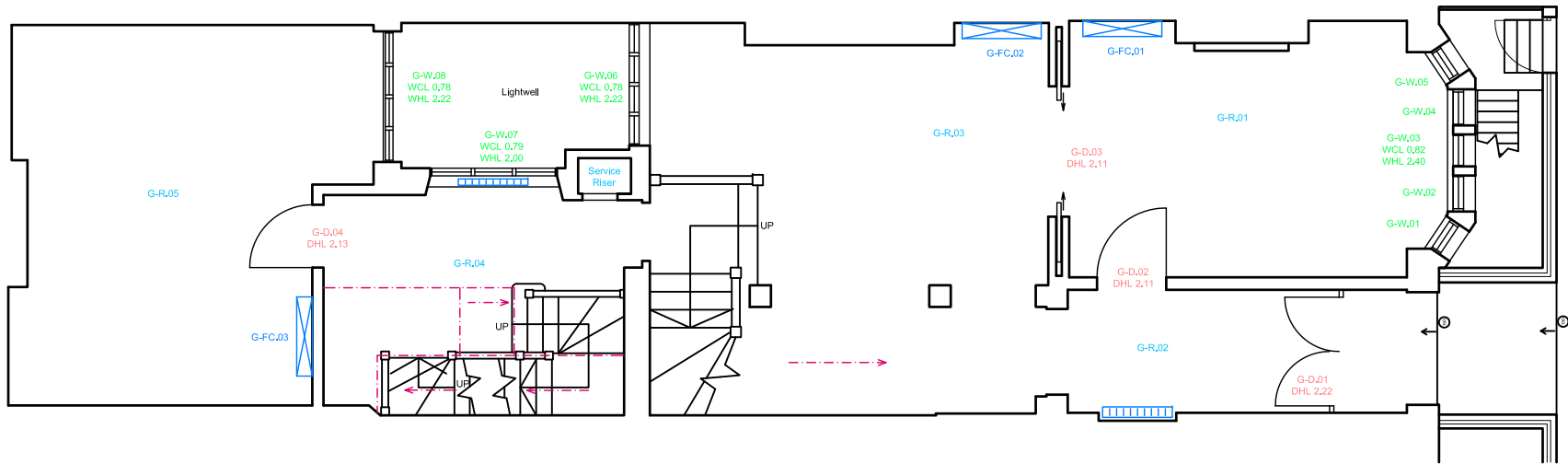
**Tel:** 07765 722626 or 020 3595 3121



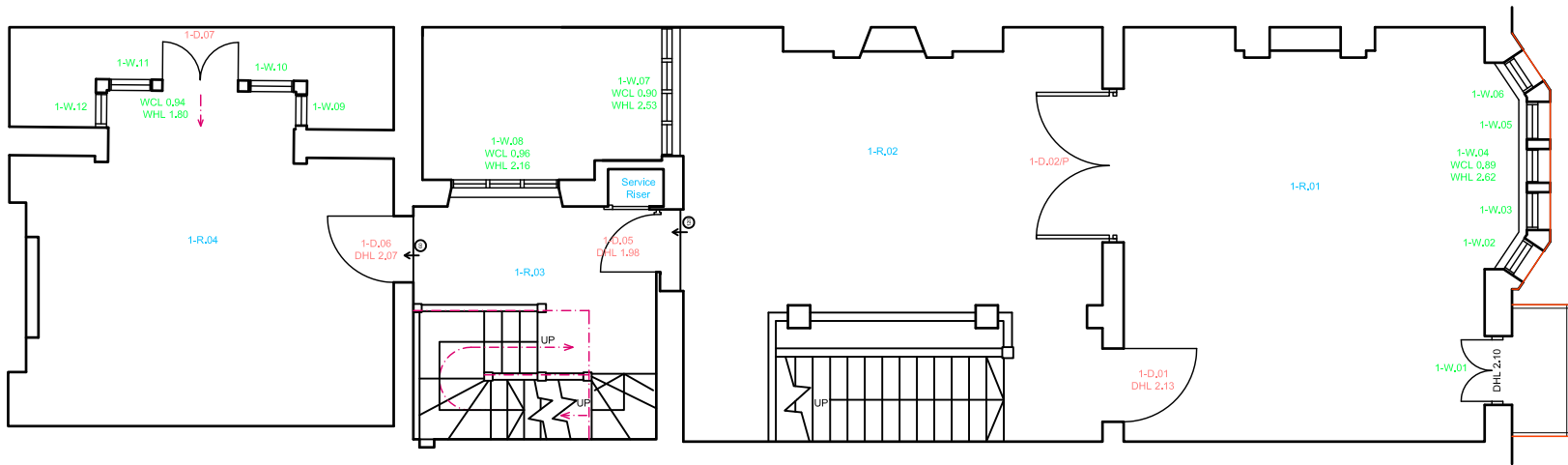




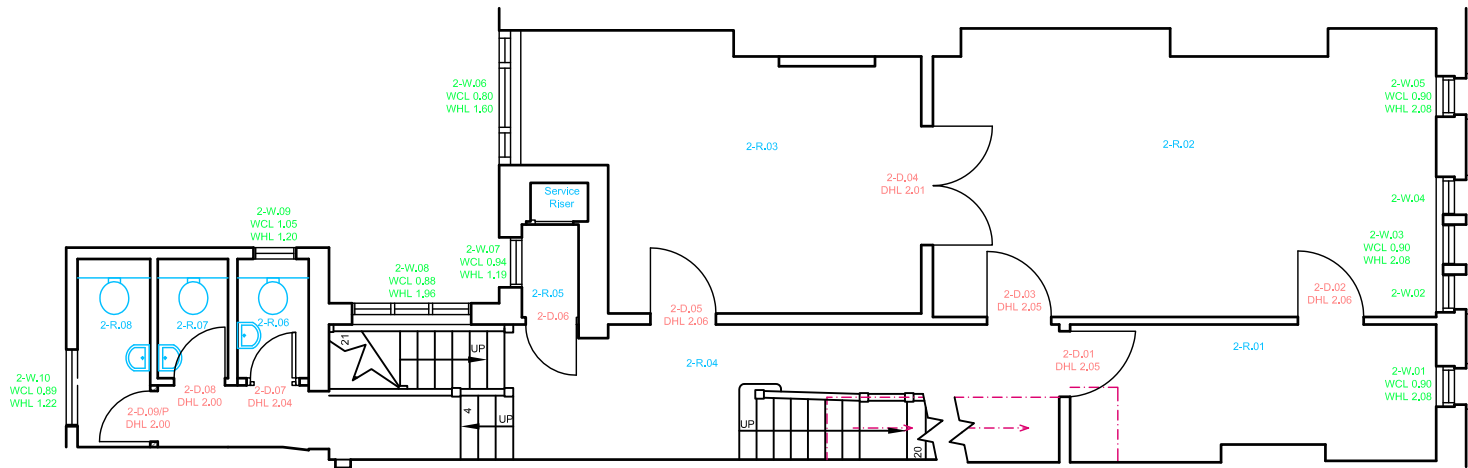
54 Welbeck - Lower Ground floor



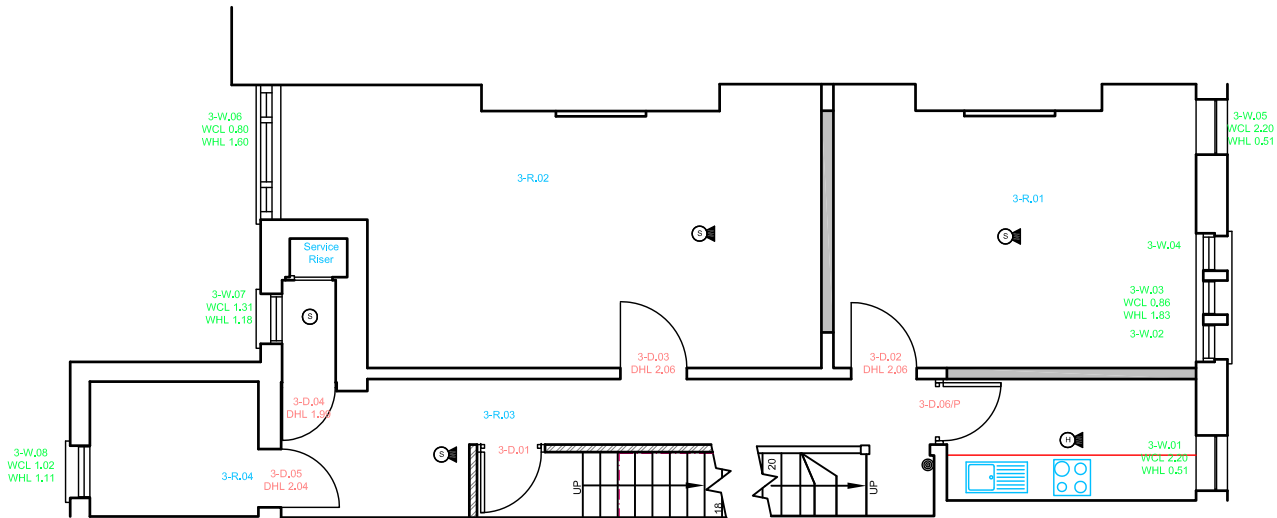
54 Welbeck - Ground floor



54 Welbeck - first floor



54 Welbeck - second floor



54 Welbeck - third floor



4-W.02  
WCL 0.91  
WHL 1.53

# 54 Welbeck - fourth floor

4-R.02

4-R.01

4-W.01  
WCL 0.85  
WHL 1.54

TERRACE

4-D.03  
DHL 2.03

4-D.04  
DHL 2.03

4-D.02  
DHL 2.03

4-W.03  
WCL 0.58  
WHL 1.68

4-R.04

4-R.03

4-D.01  
DHL 1.88

UP



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