



WELBECK  
WORKS

PENTHOUSE OFFICE FLOOR TO LET  
737 SQ FT / 68 SQ M

33 WELBECK STREET  
MARYLEBONE W1  
PRESTIGIOUS, ARCHITECT-DESIGNED OFFICES  
PRIME MARYLEBONE LOCATION

# WELCOME TO WELBECK WORKS



This imposing, triple-fronted traditional brick building is located in the heart of the much sought-after and thriving Marylebone Village.

The property was fully refurbished by renowned architects HÛT, Grade A standard.

The contemporary styling encompasses many striking architectural features and presents very versatile contemporary office space with abundant natural light from both west and east facing facades.

The impressive entrance and reception is complimented by a concierge and a professional barista service.



OPEN PLAN, DOUBLE GLAZED, PENTHOUSE FIFTH FLOOR OF 737 SQ FT





## WELBECK WORKS OFFERS MODERN, UNDERSTATED SOPHISTICATION

- ⦿ CONCIERGE RECEPTION SERVICE
- ⦿ COMFORT COOLING
- ⦿ PERIMETER TRUNKING
- ⦿ PLASTER CEILINGS WITH LED & FEATURE LIGHTING
- ⦿ FEATURE BRICK WALLS
- ⦿ VIDEO ENTRYPHONE
- ⦿ EXTERNAL LIGHTING
- ⦿ POLISHED CONCRETE FLOOR IN RECEPTION
- ⦿ SHOWER

# CROSSRAIL WILL ADD A NEW ARTERY TO CENTRAL LONDON'S HEART



33 Welbeck Street already enjoys excellent access, being within easy walking distance of Oxford Circus and what will be a brand new Crossrail station at Bond Street. To the north, Baker Street and Regent's Park tube stations are just a 15 minute walk away, as is Marylebone main line station.

Marylebone Village boasts an exceptional selection of designer boutiques and speciality food havens, complemented by numerous pavement cafés and a wide choice of restaurants from the everyday to the exceptional.

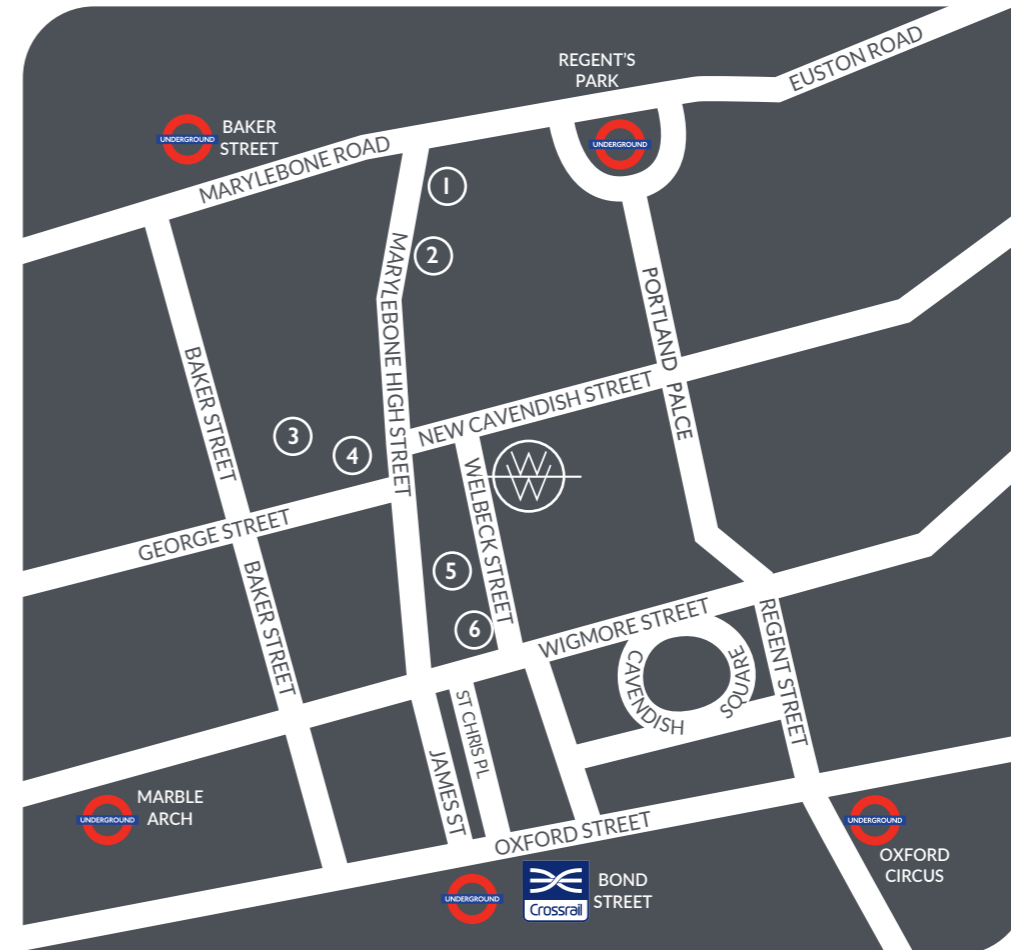
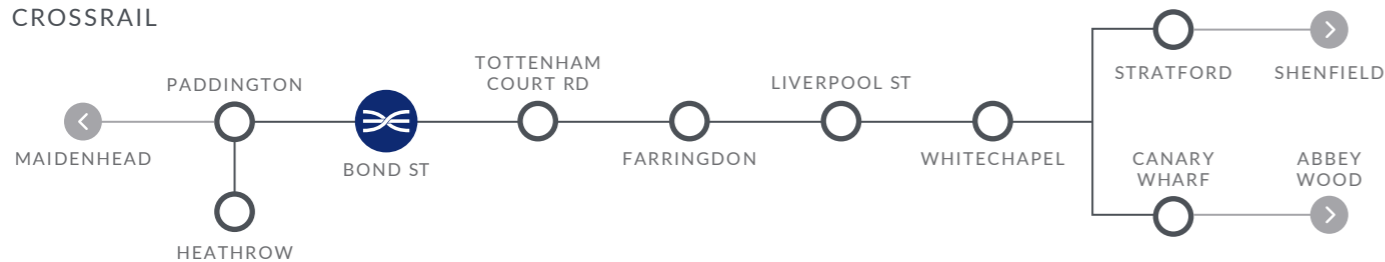
The tranquil open space of Paddington Street Gardens is 10 minutes walk away; close enough for an enjoyable lunchtime stroll.

Step across Oxford Street and you're in Bond Street, with its world class collection of designer emporia.

Crossrail will further enhance Welbeck street's offering as one of central London's most accessible and convenient locations for business.



## CROSSRAIL



## RESTAURANTS

- 1: Orrery
- 2: Fischers
- 3: Chiltern Firehouse
- 4: Daylesford
- 5: L'Entrecôte
- 6: The Ivy Café

## FROM BOND STREET

London Bridge	8 mins
Bank	10 mins
Canary Wharf	15 mins
City Airport	30 mins

## FROM BAKER STREET

Paddington	6 mins
King's Cross	6 mins
Heathrow	26 mins

## FROM OXFORD CIRCUS

Euston	3 mins
Victoria	4 mins
Liverpool Street	10 mins



SOURCE: TFL



WELBECK  
WORKS

welbeckworks.com



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GLINSMAN WELLER

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