

Made



38 Welbeck Street, W1G

Fully Managed Space

Lower ground & ground floor

1,886 sq ft

Fully fitted

£175.00 per sq ft per annum all inclusive



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Description

We are delighted to offer the Lower Ground & Ground floors at 38 Welbeck Street, W1G, which provides 1,886 sq ft of fully fitted office space located North of Oxford Street.

18 x workstations

3 x private office

3 x boardroom

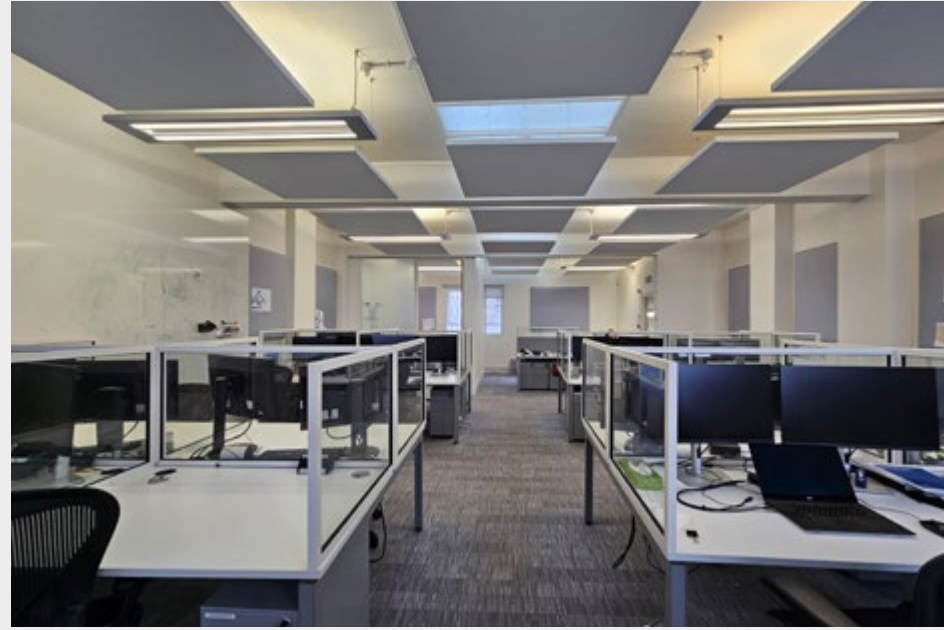
Reception and client waiting area

Kitchen

Break out areas

Print area



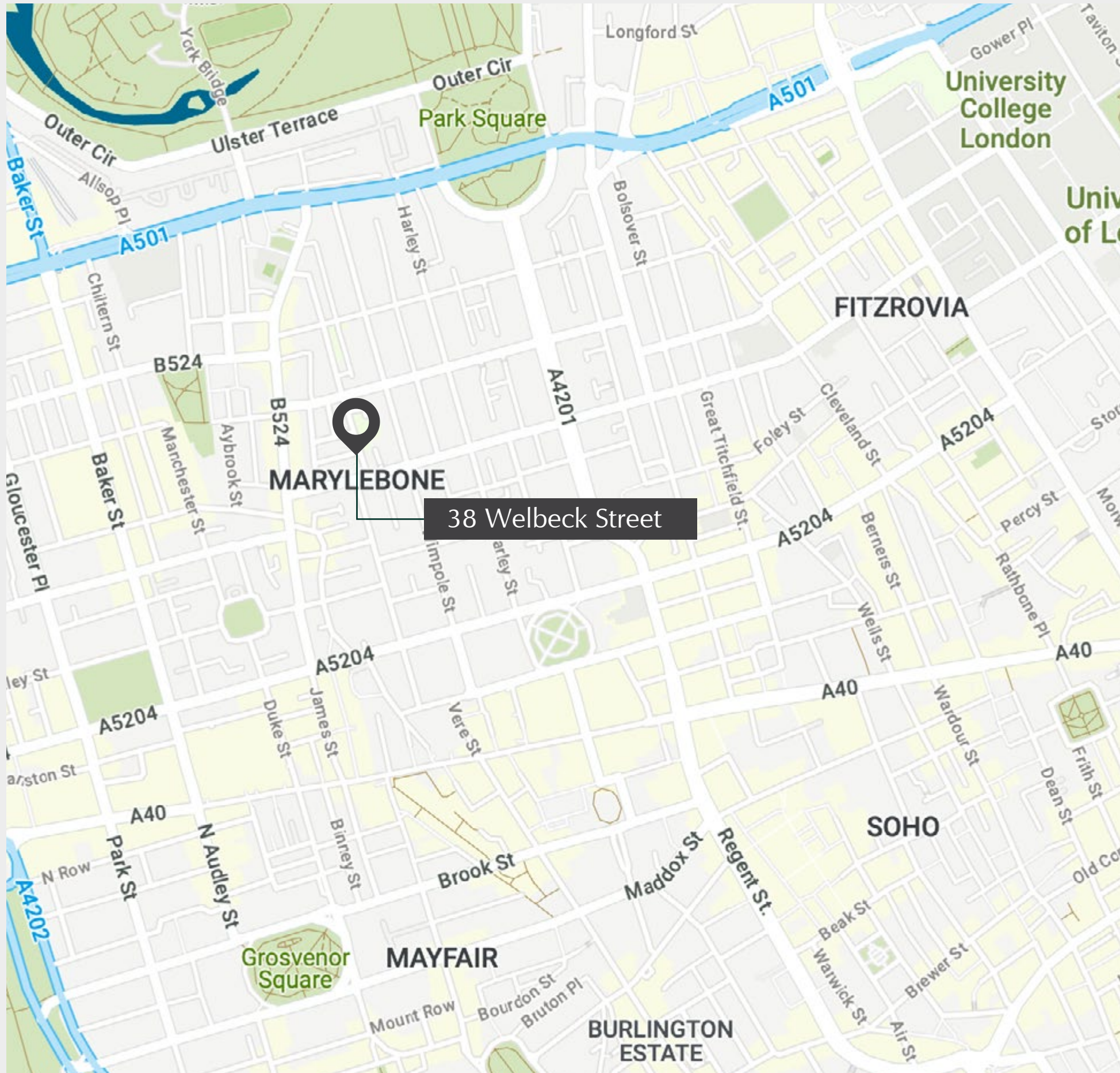


Lower Ground & Ground Floor - 1,886 sq ft

The available office accommodation is arranged as a mixture of open-plan desks and meeting rooms on the Ground Floor, with the Lower Ground comprising a mixture of private offices and meeting rooms.







Location.

The property is located on Welbeck Street, near the junction with New Cavendish Street, in the heart of Marylebone. The world renowned amenities of Marylebone High Street are within approximately 100m. The area is well served by public transport with numerous underground stations within easy walking distance. Local bus routes can also be found on Oxford Street and the Marylebone Road. Pay by Phone parking is also available directly outside the property.

- Oxford Circus 10 minutes
- Bond Street 10 minutes
- Regent's Park 10 minutes



Amenities

Self-contained entrance, 24-hour security, along with fully air-conditioned spaces and dedicated WC facilities, all within an excellent location.

24HR Security



Self-contained Entrance



Demised WCs



Excellent Location



Fully Air Conditioned



Fully Fitted



Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

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