

# 30

**HQ Office Building  
Newly Refurbished**

Available to let, floor by floor.

Marylebone, W1G 8ER.

**30 Welbeck Street**

# A prestigious address, built for the modern business

Located on the east side of Welbeck Street and moments from the very best retailers, fine-dining establishments, and hotels that London has to offer, this 5-floor, Georgian building is the perfect home for the modern business of today.



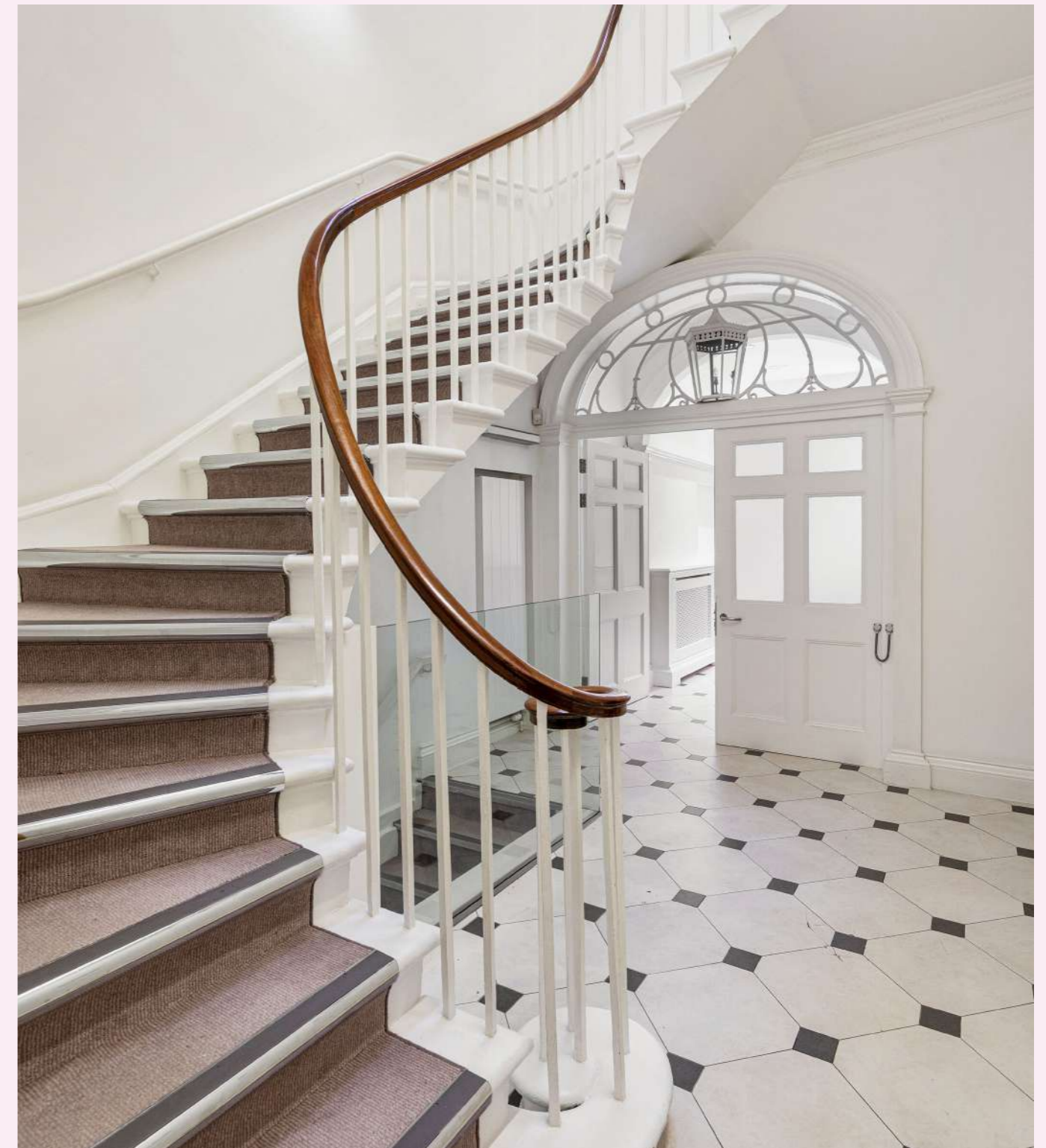


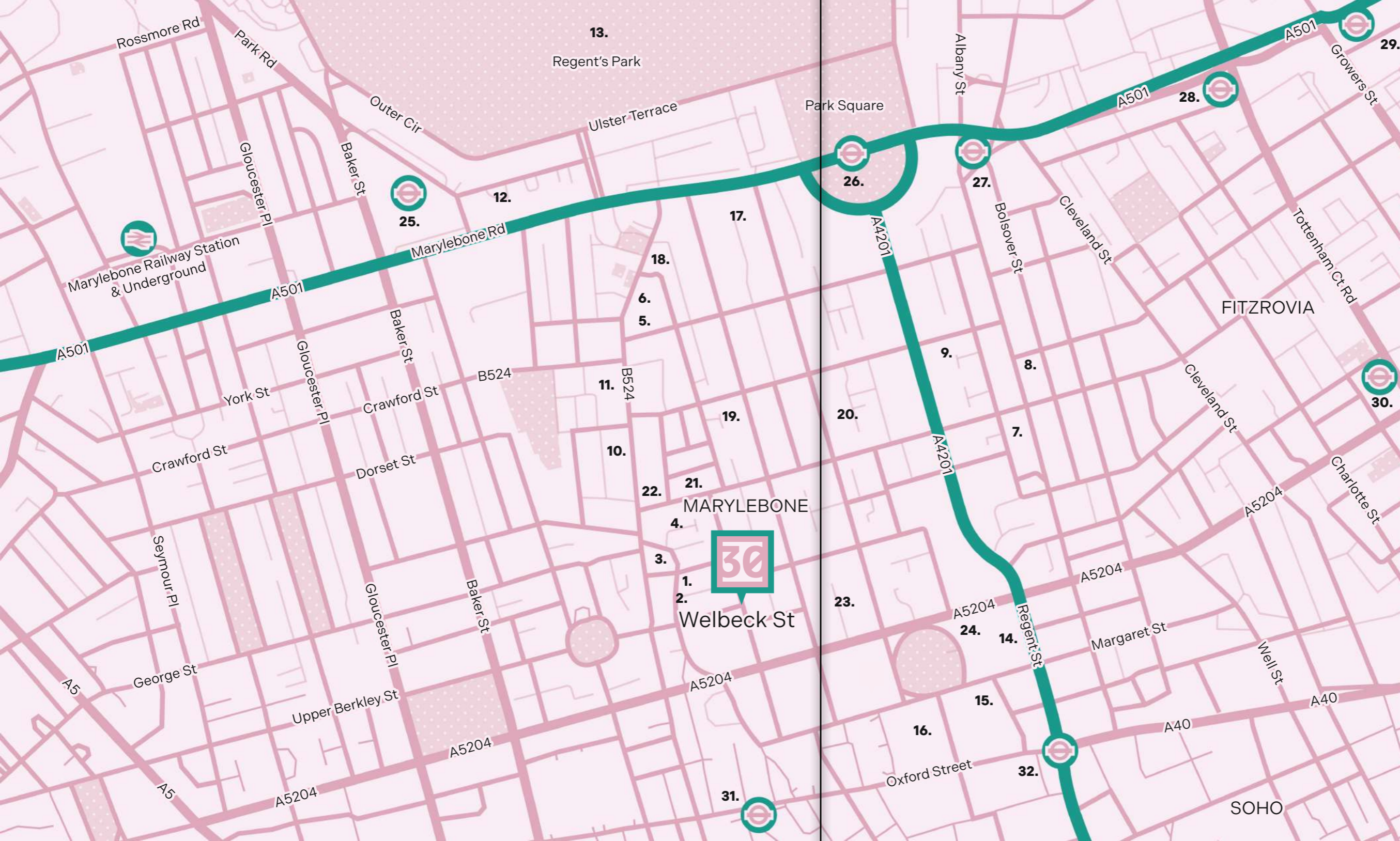
# Well connected

Nestled between Queen Anne Street and New Cavendish Street, this timeless building offers unparalleled access to Baker Street, Regent's Park, Bond Street, and Oxford Circus. Enjoy convenient connectivity with the close proximity of the Bond Street tube and the Elizabeth Line, as well as the Bakerloo, Central, Circle, Hammersmith & City, Jubilee, Metropolitan, and Victoria underground lines.

# Period features Modern benefits

Full of charm and modern ease, this office building is part of a row of Grade II Listed structures. Spread across lower ground to third floors, it combines classic features with modern, open-plan offices.





# Local Area

## Bars & Restaurants

1. The Ivy Cafe Marylebone
2. Tommi's Burger Joint
3. The Good Life Eatery
4. Caldesi In Marylebone
5. Côte Marylebone
6. Fischer's
7. Portland
8. Caravan Fitzrovia Restaurant

## Retail & Leisure

9. PureGym
10. Waitrose & Partners
11. Daunt Books
12. Madame Tussauds
13. Regent's Park
14. Regent Street Cinema
15. Swingers Crazy Golf
16. John Lewis & Partners

## Local Businesses

17. SEO Power
18. The Conran Shop
19. Anglo-Italian Company
20. Thomsom Show Store
21. Caravane Marylebone
22. MHL.
23. Pharmacierge
24. Holland & Harris Ltd

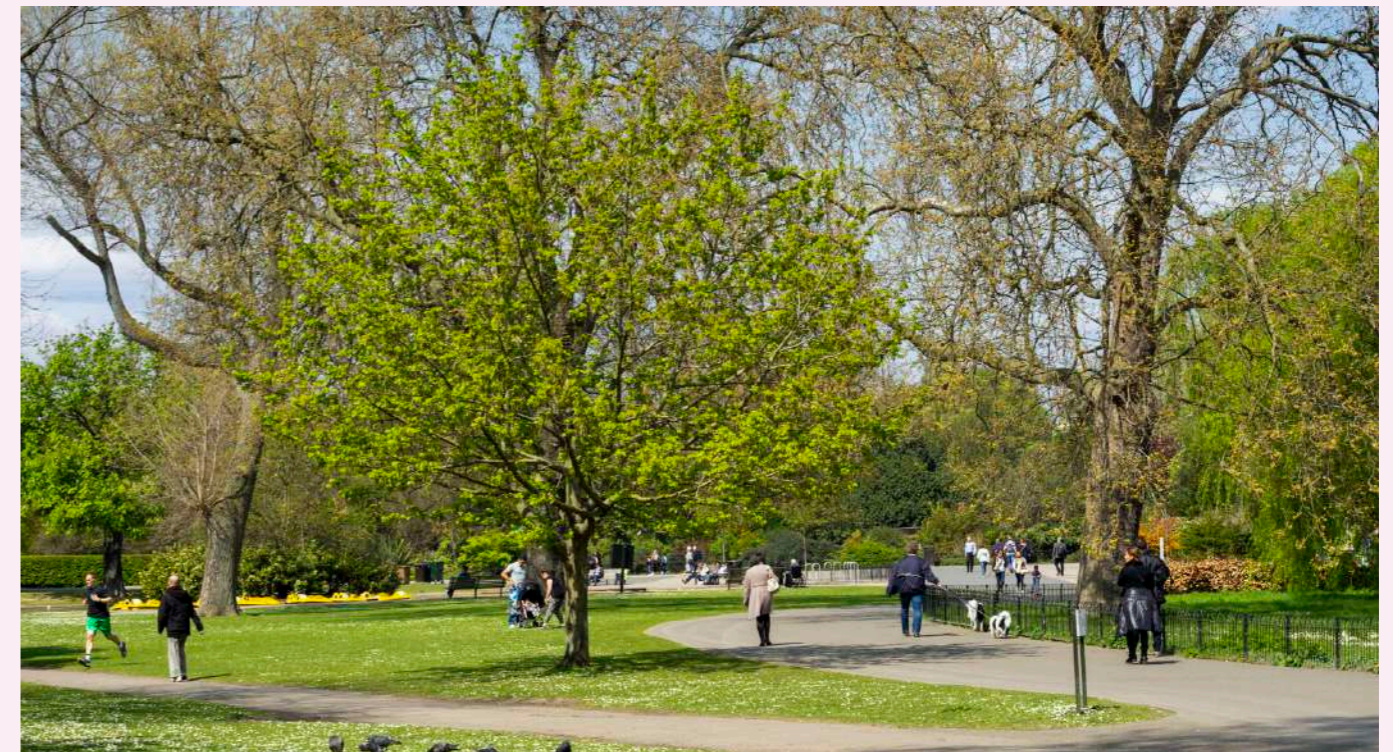
## London Underground & Rail

25. Baker Street
26. Regent's Park
27. Great Portland Street
28. Warren Street
29. Euston Square
30. Goodge Street
31. Bond Street
32. Oxford Circus



# Wander and Indulge

Located in the heart of Marylebone, the office boasts convenient access to a diverse array of restaurants, galleries, bars and world-class entertainment spots.



Additionally, the proximity to nearby parks, such as Regent's Park, provides a refreshing retreat for relaxation and inspiration amidst the urban hustle.

# Details matter

Built c1770-80 as part of Howard de Walden Estate development by John White, Welbeck Street was named after Welbeck Abbey in Nottinghamshire, seat of William Bentinck, 2nd Duke of Portland.



Original period features give character and warmth to the interiors.





# Plans & Spec



Super fast fibre



Modern, fully equipped meeting rooms



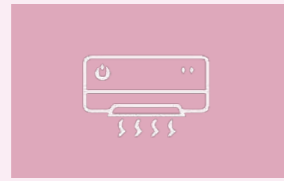
Garage parking available



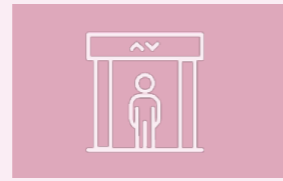
Stunning period features



LED lighting



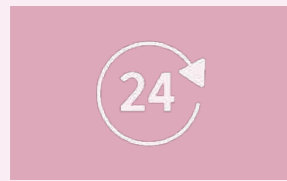
Air conditioning



Lift



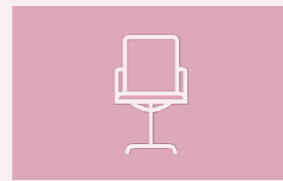
Concierge



24 hour access



Shower facilities



Ergonomic office furniture

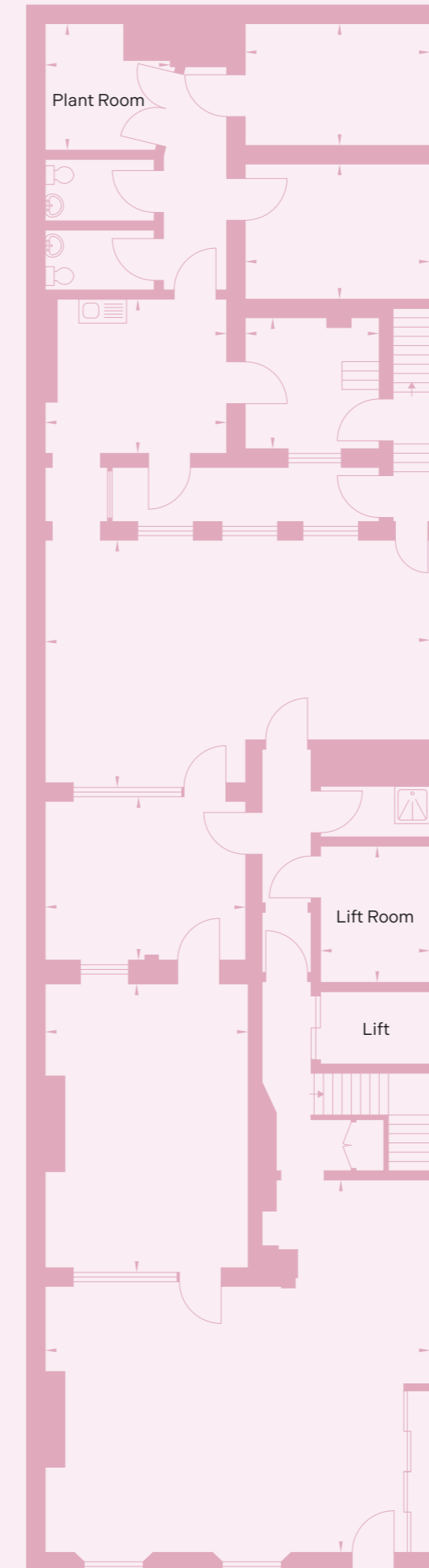
## Lower Ground Floor

2632 sqft | 243 sqm

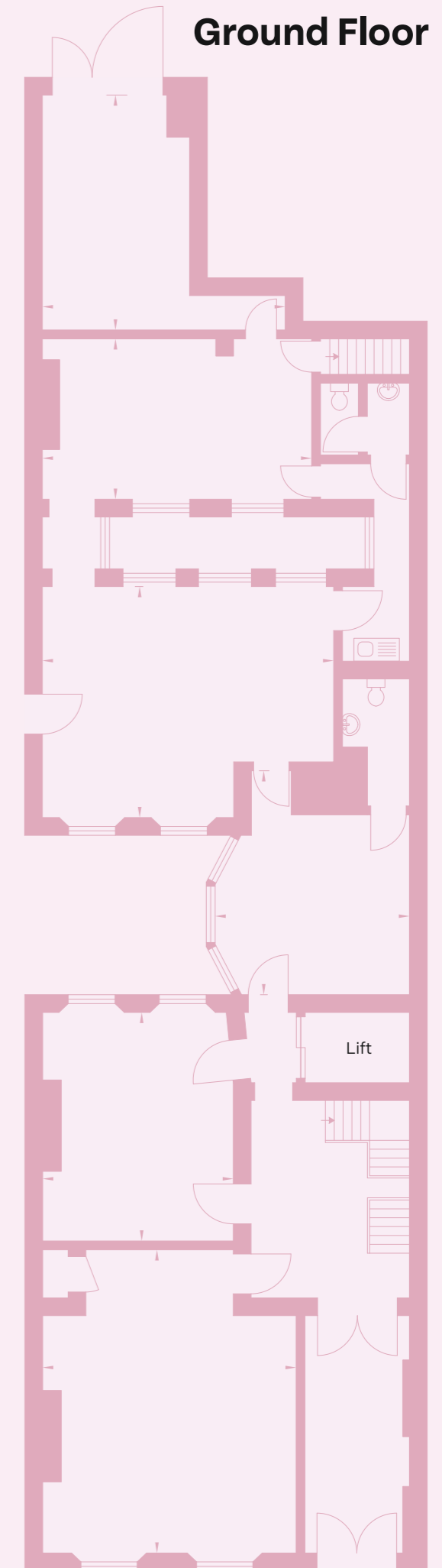
## Ground Floor

2260 sqft | 210 sqm

## Lower Ground Floor

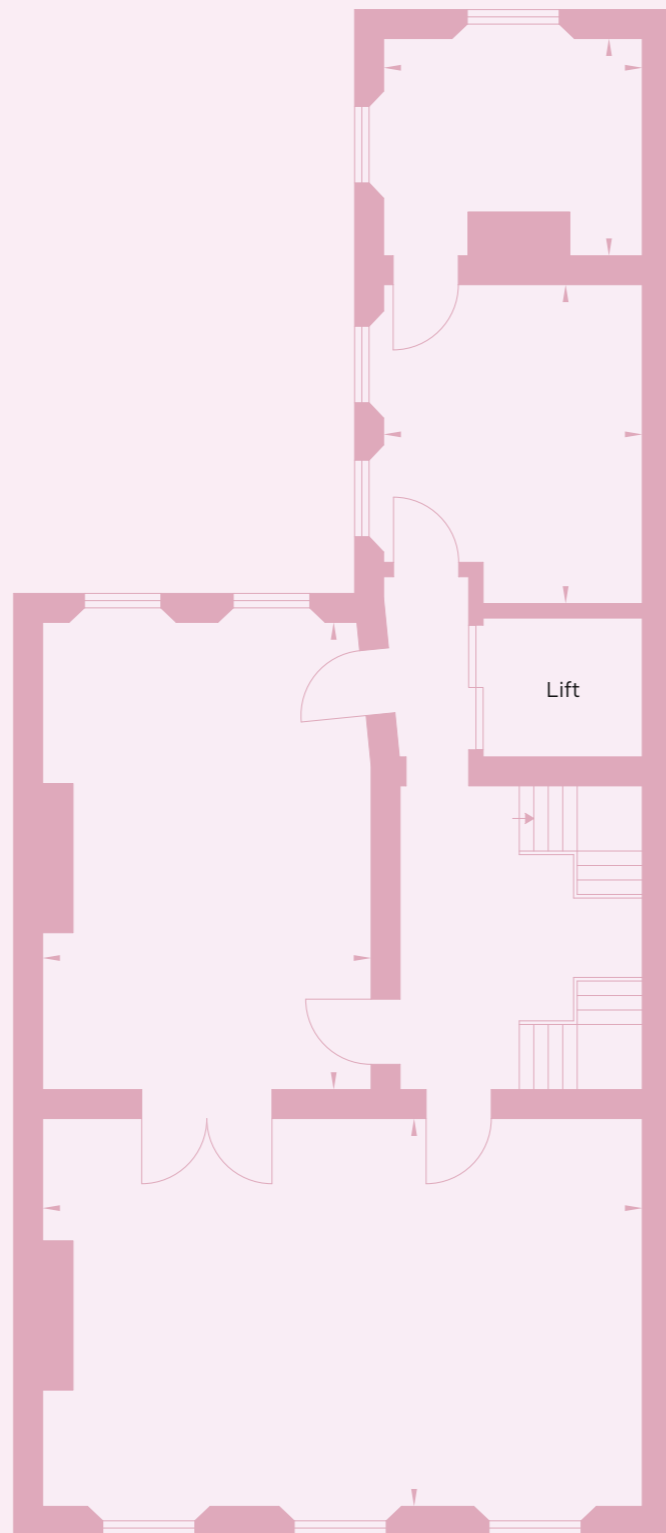


## Ground Floor



# Plans & Spec

**First Floor**



**First Floor**

1360 sqft | 126 sqm

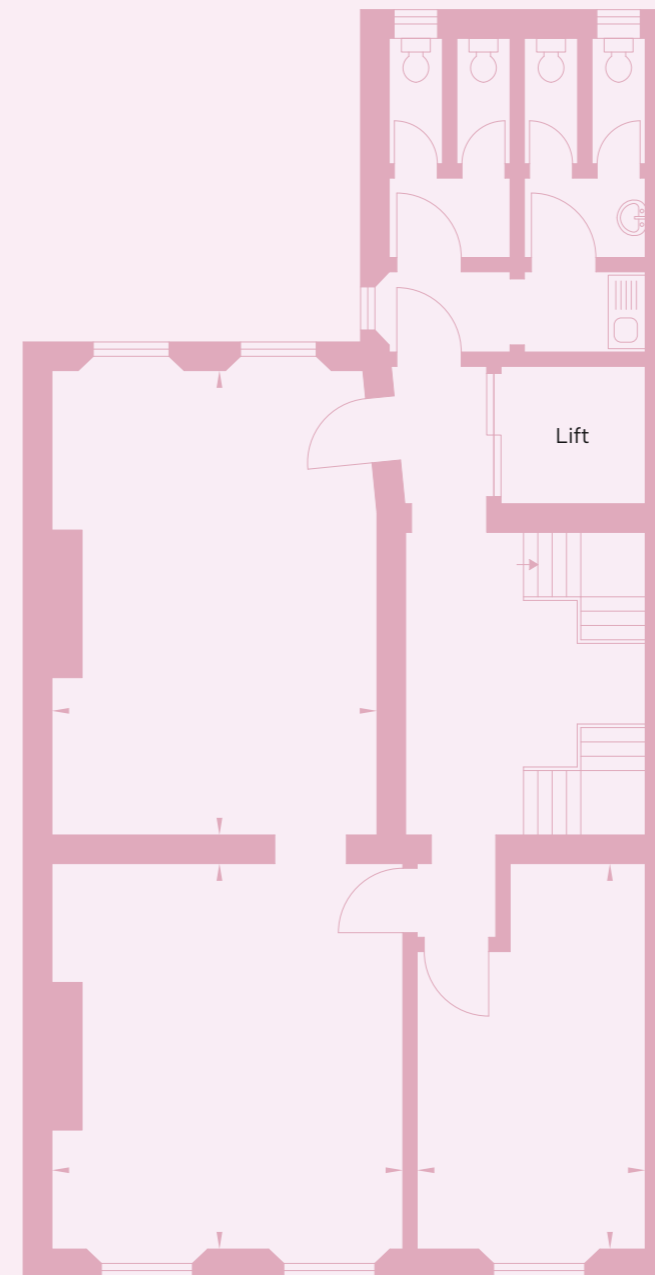
**Second Floor**

1238 sqft | 115 sqm

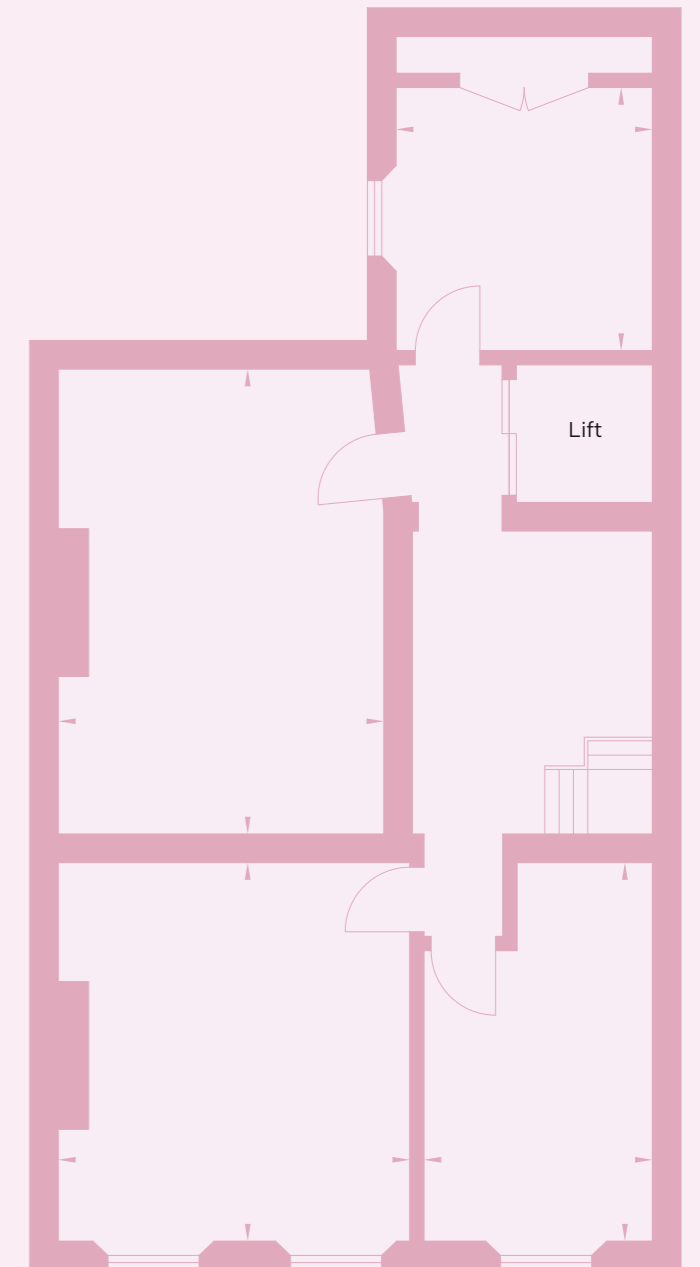
**Third Floor**

1227 sqft | 114 sqm

**Second Floor**



**Third Floor**







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