



AVAILABLE OFFICE SUITES



# De Walden

COURT

RIB

ROBERT IRVING BURNS

# Where Heritage Meets High Performance Workspace

De Walden Court at 85 New Cavendish Street offers a unique blend of heritage charm combined with contemporary infrastructure all within a highly desirable prime London location.

Behind its impressive period façade, the office spaces have been thoughtfully modernised to support contemporary business needs. The result is a workspace that feels characterful yet engineered for evolving ways of working.

A 24/7 on site caretaker keeps the building running smoothly at all hours, offering peace of mind and a consistently high standard of service for you and your clients.

This is a building that will support the growth of your business and enhance your brand presence whilst providing your team and clients with the highest levels of comfort and luxury.



De Walden Court 2





# Building Services Designed for Seamless Occupation

De Walden Court provides comfort and luxury as standard. Your business will benefit from:



## 24/7 Caretaker

A dedicated on site caretaker is present around the clock, maintaining the building to a high standard and providing support whenever needed.



## Period Entrance Hall & Lift

A beautifully preserved marble entrance hall complete with period wrought iron lift, offering unique sense of arrival setting these offices apart.



## CCTV throughout for additional security

Comprehensive CCTV coverage offers peace of mind and reinforces the building's secure, well managed environment.



## Banham fire alarm system

A robust, professionally monitored Banham system ensures reliable fire safety across all areas of the property.

## A Prestigious West-End Address

Located at 85 New Cavendish Street, your business will be perfectly placed between the boutiques of Marylebone and the energy of Oxford Street, Regent Street and Tottenham Court Road.

The area provides excellent underground and bus transport links across London with a short walk to Oxford Circus, Great Portland Street and Tottenham Court Road Stations (which benefits from the Elizabeth Line link). The building is also in close proximity to Euston and King's Cross railway stations.

It's a location that makes daily working life effortless by combining convenience, prestige, and everyday enjoyment.





## Modern Office Suites With Heritage

The elegant office suites within DeWalden Court benefit from original features including elegant fireplaces, high ceilings and decorative coving, creating a refined sense of heritage.

The spaces have plentiful natural light and large, bright double glazed windows. Many rooms also benefit from original wooden floors, bay windows or the added luxury and comfort of window seats, enhancing both the aesthetic and usability of the space.

The offices are complete with fully integrated multimedia trunking throughout, ensuring seamless connectivity and supporting a wide range of contemporary business requirements. This discreet integration preserves the building's period charm while delivering all the functionality expected of a modern workspace.





# Key Features



## High ceilings

Generous ceiling heights create an immediate sense of space, enhancing natural light and giving each office an impressive bright atmosphere.



## Generously proportioned rooms

Well sized floorplates offer flexibility for a range of working styles, from open plan layouts to private meeting suites.



## Large, bright double glazed windows with excellent soundproofing

Expansive windows maximise daylight while high performance glazing keeps external noise to a minimum, ensuring a calm and productive working environment.



## Period features including original wood flooring, fireplaces, bay windows and window seats

Carefully preserved architectural details bring warmth, character and authenticity, setting the space apart from typical modern offices.



## Well equipped kitchen facilities

Each kitchen includes integrated dishwashers, a built in fridge and a microwave, providing convenient, modern amenities for daily use.



## Modern bathrooms

Offering a high standard of comfort and presentation, designed to support busy working environments. Some bathrooms benefit from integrated shower facilities, adding flexibility for those cycling to work or needing end of day convenience.

# Suite 1

GROUND FLOOR | 1,707 SQ.FT.

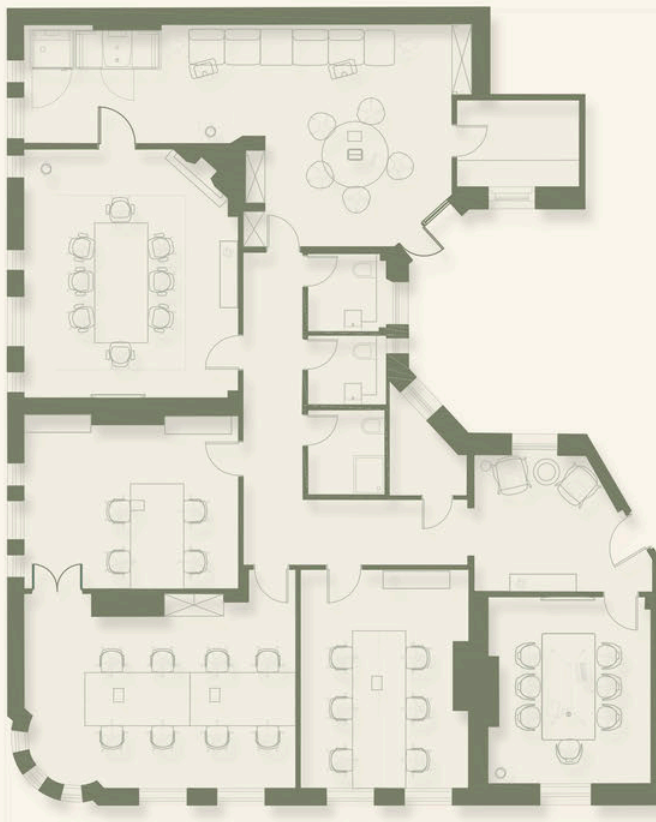
Quoting Rent: £60 psf / £102,420

Business Rates: £30.56 psf / £52,170 per annum

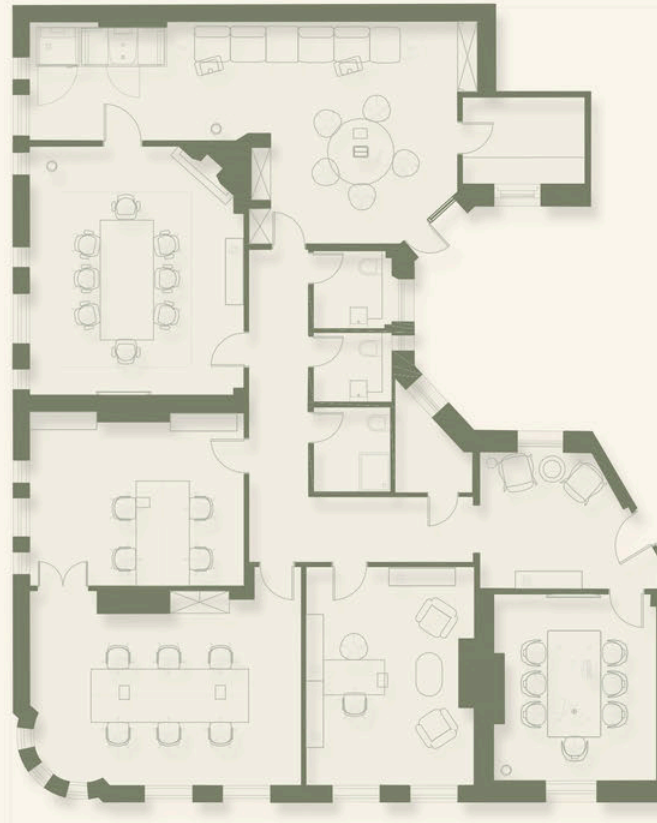
Service Charge: £8,600 per annum

Suite 1 is situated on the ground floor and offers a highly flexible, large bright office space that can be configured to support a range of working styles.

OPTION 1



OPTION 2





## Key features for Suite 1 include:

- Oversized oak doors with self contrasting vertical panels
- Original cornices and modern architraves that complement the period aesthetic
- Wooden floors in the entrance hall and corridors
- Original oak wood flooring in the large, impressive boardroom
- Modern lighting throughout
- A bay window in one of the principal office rooms, adding natural light and architectural interest
- Secondary glazing ensuring a quiet, comfortable working environment.
- Access boxes in the floors providing discreet, practical connectivity options
- Separate comms room offering dedicated space for IT equipment
- A generously sized modern kitchen equipped with integrated dishwasher, fridge and microwave
- Three WCs including one with a shower
- CCTV and entry phone system for secure access
- Banham fire alarm integration, providing reliable and professionally monitored fire safety







# Suite 3

1st FLOOR | 1,571 SQ.FT.

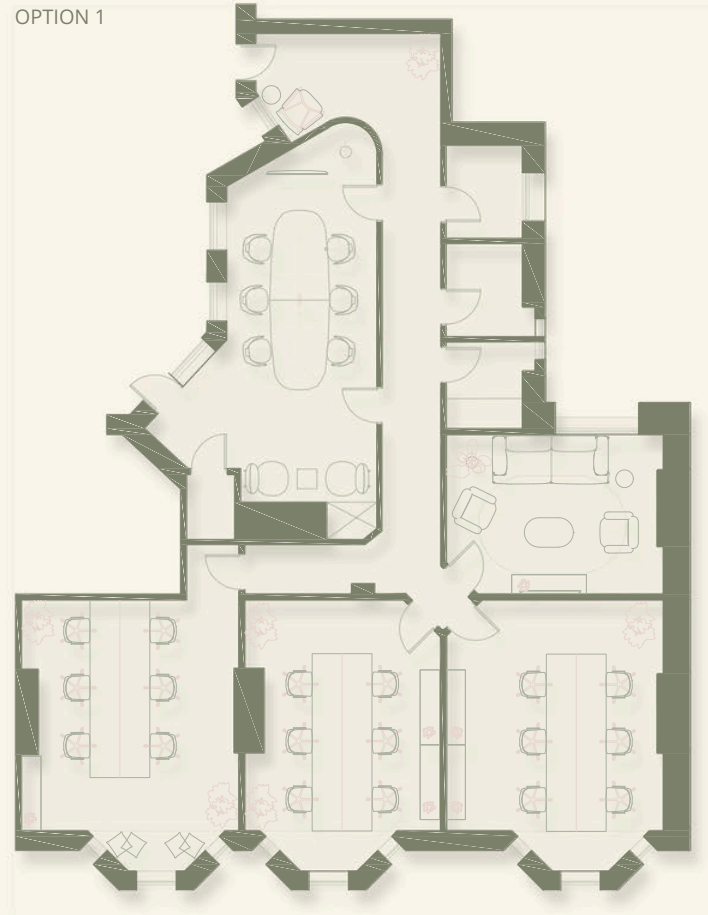
Quoting Rent: £60 psf / £94,260

Business Rates: £23.67 psf / £37,185 per annum

Service Charge: £12,853 per annum

Suite 3 is situated on the first floor and offers a large bright workspace including flexibility for up to 4 offices or 3 offices plus informal meeting room, a large boardroom, 2 bathrooms and a kitchen.

OPTION 1



OPTION 2





## Key features for Suite 3 include:

- Wooden floors in the entrance hall and corridors
- Modern lighting throughout
- Secondary glazing ensuring a quiet, comfortable working environment
- Window seats in all three office spaces
- Original cornices and modern architraves that complement the period
- aesthetic Access boxes in the floors providing discreet, practical connectivity options
- A newly renovated kitchen equipped with integrated dishwasher, fridge and microwave
- Two newly renovated bathrooms
- CCTV and entry phone system for secure access
- Banham fire alarm integration, providing reliable and professionally monitored fire safety

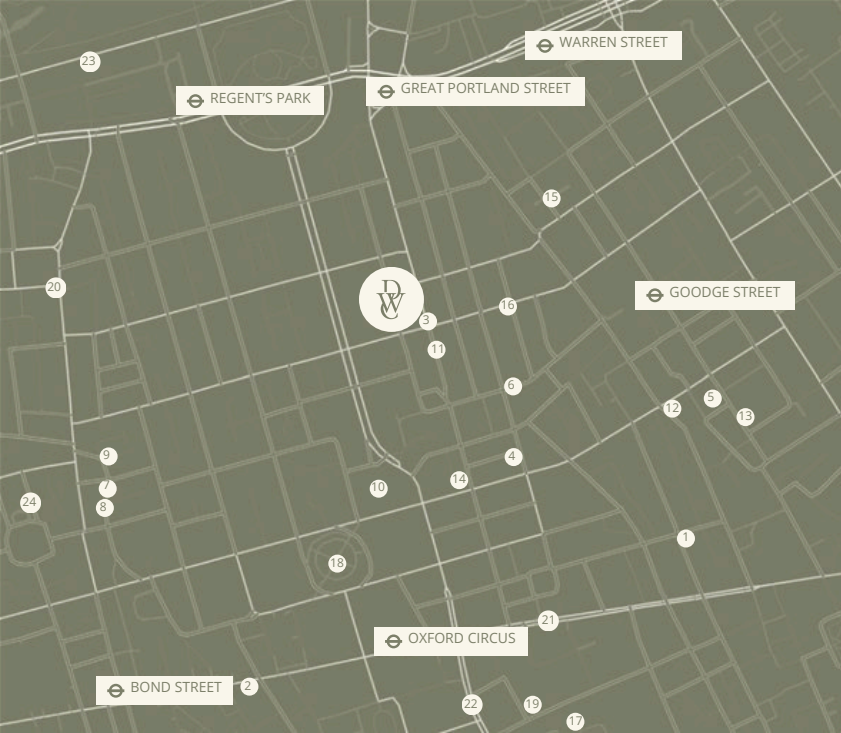


1ST FLOOR INFORMAL MEETING ROOM | CGI RENDER









#### RESTAURANTS & CAFÉS

1. Berners Tavern
2. Drunch
3. GAIL's Bakery
4. Riding House Café
5. ROKA Charlotte Street
6. Sergio's
7. St John Marylebone
8. The Ivy Cafe

#### PUBS & BARS

9. 108 Brasserie Bar
10. Artesian
11. Horse & Groom
12. Mr Fogg's
13. The Fitzroy Tavern
14. The George
15. The Lore of the Land
16. The Ship

#### SHOPPING & LIFESTYLE

17. Carnaby Street
18. Cavendish Sq Gardens
19. Liberty London
20. Marylebone High Street
21. Oxford Street
22. Regent Street
23. Regent's Park
24. The Wallace Collection

# Seamless Travel Connections

## WALKING



<b>Great Portland Street</b> 8 min	<b>Regents Park</b> 8 min	<b>Oxford Circus Station</b> 9 min	<b>Marylebone High Street</b> 9 min	<b>Tottenham Court Road Station</b> 15 min
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## ELIZABETH LINE VIA TOTTENHAM COURT ROAD



<b>Farringdon</b> 3 min	<b>Paddington</b> 5 min	<b>Liverpool Street</b> 5 min	<b>Canary Wharf</b> 12 min	<b>Heathrow Airport</b> 35 min
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## TUBE VIA OXFORD CIRCUS (Bakerloo, Central, Victoria Lines)



<b>Victoria</b> 3 min	<b>King's Cross St Pancras</b> 4 min	<b>Waterloo</b> 6 min	<b>Bank</b> 8 min	<b>London Bridge</b> 12 min
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## TUBE VIA GREAT PORTLAND STREET (Circle, Hammersmith, Metropolitan Lines)



<b>Baker Street</b> 2 min	<b>King's Cross St Pancras</b> 4 min	<b>Paddington</b> 7 min	<b>Liverpool Street</b> 11 min	<b>Aldgate</b> 14 min
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# Financials

FLOOR   SUITE	SUITE 1 GROUND FLOOR	SUITE 3 FIRST FLOOR	TOTAL
TOTAL SIZE (SQ.FT.)	1,707	1,571	3,278
QUOTING RENT (P.A.)	£102,420	£94,260	£196,680
ESTIMATED RATES PAYABLE (P.A.)	£52,166	£37,186	£89,352
SERVICE CHARGE	£8,600	£12,853	£21,453
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£163,186</b>	<b>£144,299</b>	<b>£307,485</b>

## FURTHER INFORMATION

### LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

79D

### FLOOR PLANS

Available upon request.

### VAT

TBC

### FURNISHING

The landlord is willing to furnish the premises as part of any letting, should this be required by an incoming occupier. The extent and specification of any furniture package will be subject to negotiation and agreed as part of the lease terms. All matters remain strictly subject to contract.

#### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)

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