

FULLY FURNISHED OFFICE SUITE AVAILABLE IMMEDIATELY

**Suite 8 De Walden Court
85 New Cavendish Street
Marylebone W1W 6XD**

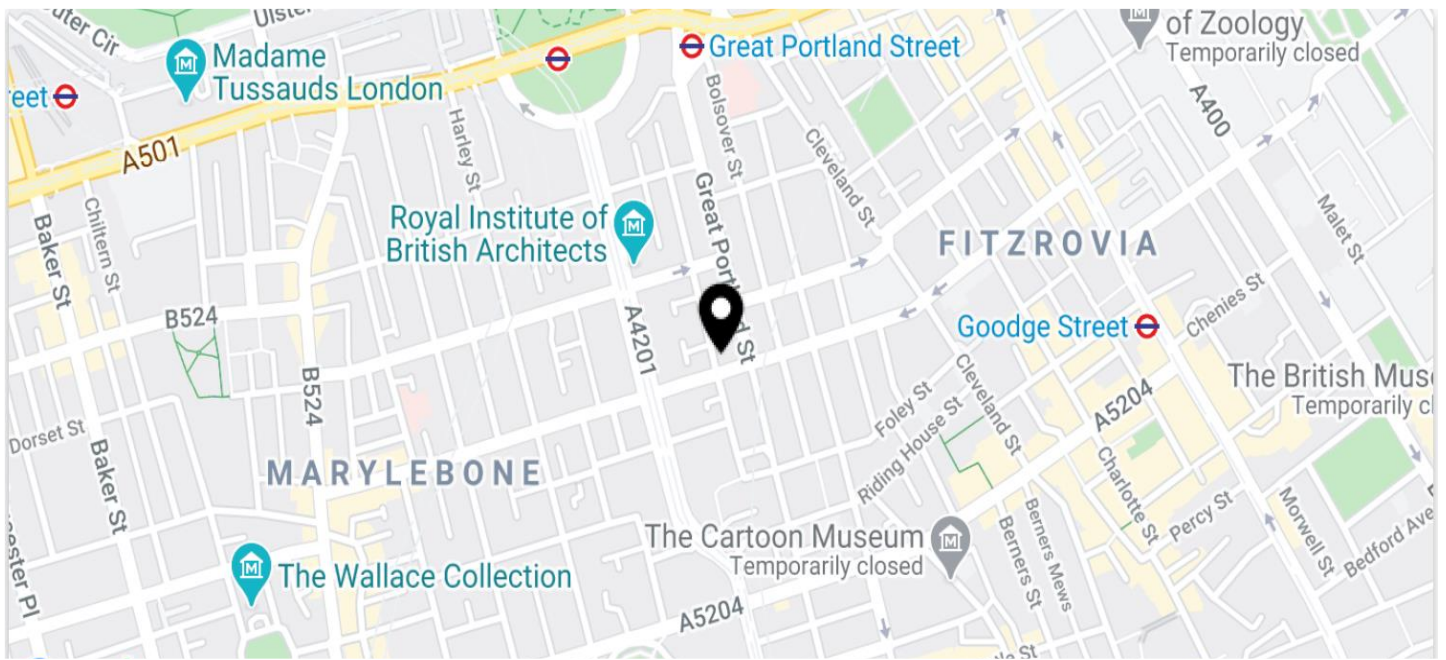
1,333 SQ FT

**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS



De Walden Court is a beautiful mansion block with office suites on the ground, first and second floors with apartments above. It occupies a commanding position on the corner with Great Portland Street so benefiting from all the amenities and communications of Marylebone and Fitzrovia. The suite provides five private offices, boardroom, kitchen and two demised w.c.'s

Self contained	Commissionaire	Video entry phone
Passenger lift	Demised WCs	Fibre in building



LOCATION

Fantastic location on the corner of New Cavendish Street and Great Portland Street.

There is an abundance of local amenities with Marylebone High Street a short walk away together with many artisan coffee shops and bars in Fitzrovia.

TRANSPORT

Oxford Circus (5 min walk) Central, Victoria, Bakerloo Lines

Tottenham Court Road (7 min walk) Central & Northern Lines (Crossrail - Coming Soon - Elizabeth Line)

Great Portland Street (4 min walk) Hammersmith & City & Metropolitan Lines

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
2nd	1,333	£45	£22.85	£4.50	Now

TENURE Leasehold

LEASE Available by way of an assignment for a term to expire on 9th June 2023 outside the L&T Act 1954 Part II as amended.

EPC TBC

Possession Upon completion of legal formalities

VIEWING

Strictly by appointment through sole agents:

Edward Charles & Partners
020 7009 2300

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