

REFURBISHED SELF CONTAINED PERIOD BUILDING TO LET

1,924 sq ft / 178.75 sq m

1 DUKE STREET LONDON, W1



Location:

The property commands a prominent location on the east side of Duke Street close to the south entrance to Manchester Square, minutes from the internationally renowned shopping of Oxford Street and Marylebone High Street. The property is within close walking distance of Bond Street (Central and Jubilee lines), Marble Arch (Central line) and Baker Street (Jubilee, Metropolitan, Bakerloo, Circle and Hammersmith & City lines) Underground Stations.

Description:

1 Duke Street is an attractive listed Georgian property providing 1,924 sq ft of high quality refurbished space. Elegantly combining period features with the modern specification required for modern occupiers, the property provides an ideal self-contained working environment in an exclusive W1 location.

The property comprises the following approximate floor areas: -

Floor	Area (sq ft) Net	Area (sq m) Net
Third	400	37.16
Second	426	40.66
First	426	39.58
Ground	320	29.73
Lower Ground	352	32.70
Total	1,924	178.75

- Amenities:**
- Extensive refurbishment
 - New comfort-cooling and heating
 - Cat 6 cabling
 - Capped off services for kitchenettes
 - Retained period features
 - New WCs

Tenure: A full repairing and insuring lease is available for a term by arrangement direct from The Portman Estate.

Rent: Upon application.

Viewing: Strictly by appointment with joint sole agents.

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