

4 Duke Street, W1
Self Contained Office / D1
Medical Building
3,117 sq ft / 289.6 sq m



Location:

The property commands a prominent location on the west side of Duke Street, just south of Manchester Square, minutes from the internationally renowned shopping of Oxford Street and Marylebone High Street. Situated in the heart of the Portman Estate the building is within the core West End office area.

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:

4 Duke Street is an attractive period property providing approximately 3,117 sq ft of high quality accommodation. Elegantly combining period features with the specification required for modern occupiers, the property provides an ideal self-contained working environment in an exclusive W1 location.

This building is available for either office use or D1 Medical use.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
3 rd (flat)	618	57.4
2 nd	665	61.8
1 st	647	60.1
Ground	657	61.0
L Ground	530	49.2
TOTAL	3,117	289.6
<i>Vaults</i>	318	29.5

Amenities:

- Redecorated
- Cat 5e cabling
- Comfort cooling
- Kitchens & WCs
- Retained period features
- Impressive entrance

Tenure:

A new Full Repairing and Insuring Lease by arrangement.

Rent:

£59.50 per square foot per annum exclusive.

Viewing:

COLLIERS GODFREY VAUGHAN

DTZ

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