



THE  
PORTMAN  
ESTATE

# Duke Street

London W1



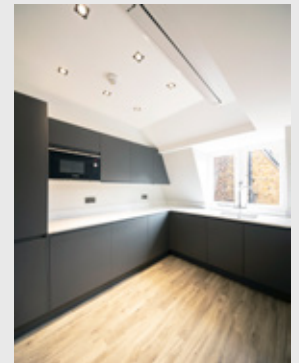
A characterful  
self-contained office  
building located in the  
heart of Marylebone

## The Property

The subject property is a self-contained office over basement, ground and three upper floors. The building is located within The Portman Estate on Duke Street, south of Manchester Square – an 18th century Georgian garden square. Duke Street intersects with Wigmore and Oxford Street, leading to Grosvenor Square in the south.

The area is well served by the shops, restaurants, cafes and pubs on Chiltern Street, Blandford Street and George Street, while department store Selfridges on Oxford Street is only a short walk away.

The property is well connected to public transport, with Bond Street Underground (Central & Jubilee) and Baker Street (Bakerloo, Circle & Hammersmith & City, Jubilee and Metropolitan) within close walking distance. The property is also well located to benefit from the future opening of the Elizabeth Line station at Bond Street station, providing a journey time to Heathrow of 27 minutes.



## Amenities

- Self-contained across five floors
- Integrated comfort cooling
- Cat 5 cabling
- Recessed power and data sockets
- Wooden floors on the ground floor
- New lighting throughout
- WCs on lower ground, ground and 3rd floors
- Large kitchen on 3rd floor with kitchenette on lower ground

## Terms

Upon application.

## Rateable Value

£97,000.

## Contact

All appointments to view must be arranged via joint agents Colliers International and Mallam Property Advisers, through the following:

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