

# 3-5 DUKE STREET Marylebone



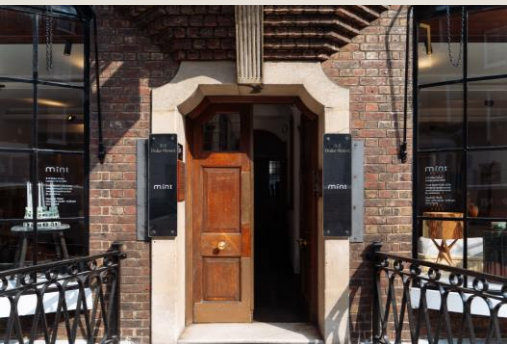


# About the Property

## All-Inclusive Managed Offices

3-5 Duke Street is a beautiful period property situated on the east side of the section of Duke Street that runs between Wigmore Street and Manchester Square, in the heart of Marylebone.

The floors have been recently refurbished to provide plug and play, fully furnished offices which benefit from demised meeting rooms and kitchens. The floors are available on a managed basis from the landlord, providing ease of occupation for an incoming tenant.



## What's Included:



Fully furnished



Utilities



Rent



Dilapidations



Service Charge



Daily Office cleaning



Rates



Fibre



Building Insurance



Membership access to The Orchard

## Building Amenities:



Newly refurbished fully fitted office space



Demised meeting room(s) on each floor



Demised WCs and shower facilities



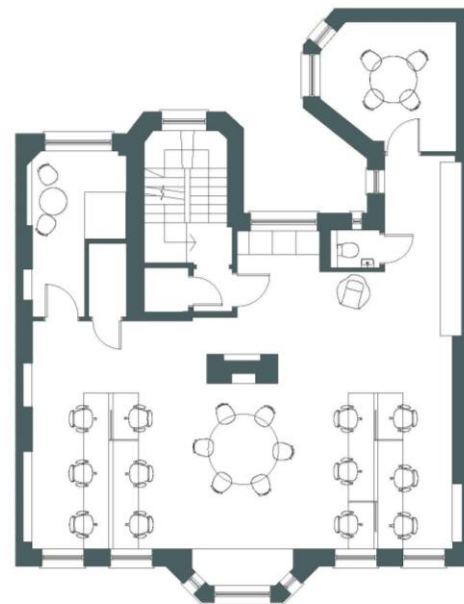
Demised kitchens

# Suite 1

£165.00 PSF

First Floor

1,040 SQ FT



Number of desks  
12



Meeting room  
1



Breakout area  
1



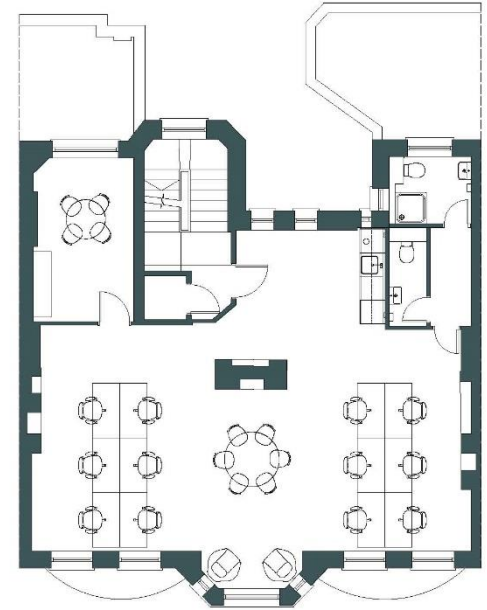
Call pod  
1

# Suite 2

£160.00 PSF

Second Floor

871 SQ FT



Number of desks  
12



Meeting room  
1



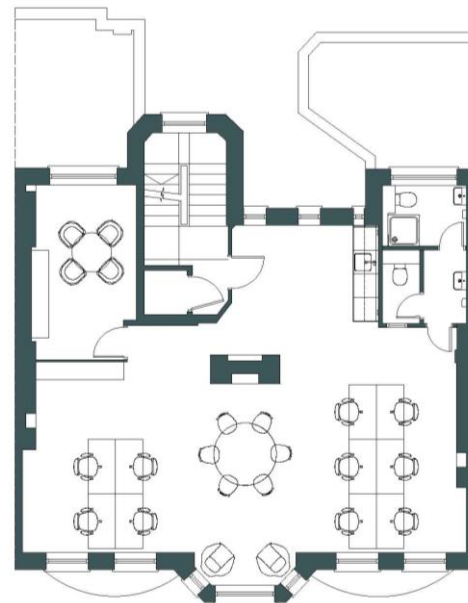
Breakout area  
1

# Suite 3

£155.00 PSF

Third Floor

898 SQ FT



Number of desks  
10



Meeting room  
1



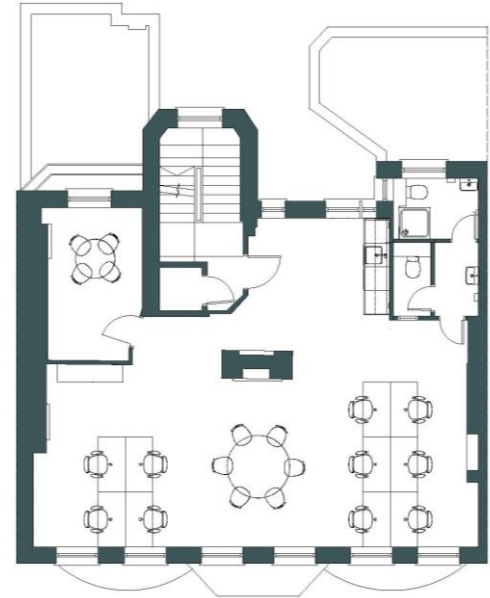
Breakout area  
1

# Suite 4

£145.00 PSF

Fourth Floor

849 SQ FT



Number of desks  
10



Meeting room  
1



Breakout area  
1

# Location

## Eat and drink

- 1 - The Orchard  
1 Great Cumberland Place
- 2 - KOL  
9 Seymour Street
- 3 - Boxcar Bar & Grill  
23 New Quebec Street
- 4 - Daisy Green  
20 Seymour Street
- 5 - Nobu Portman Square  
22 Portman Square
- 6 - T by Tamara  
19 Seymour Place
- 7 - WatchHouse Coffee  
60 Seymour Street
- 8 - Florencio  
14 Seymour Place
- 9 - The Portman Pub  
51 Upper Berkeley Street



## Shop

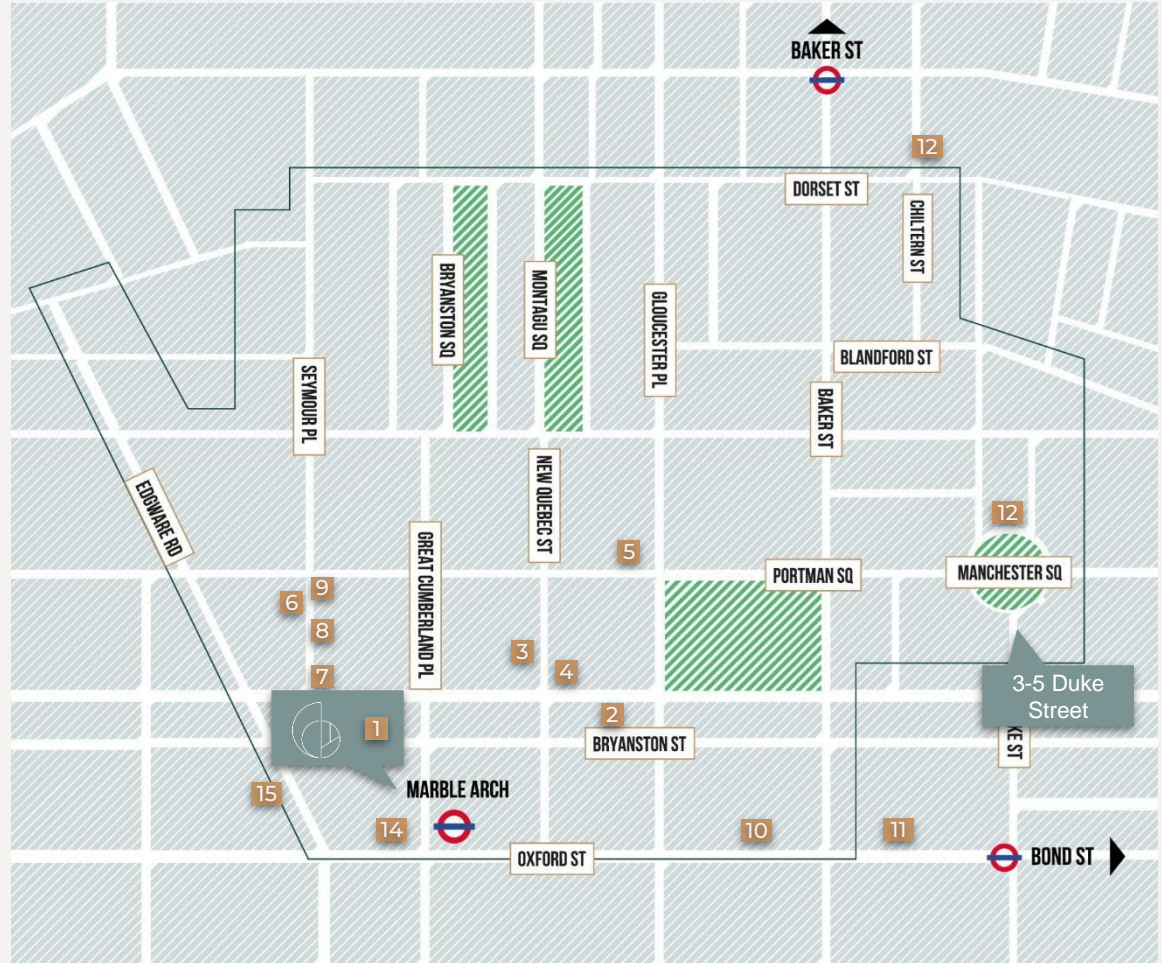
- 10 - Marks and Spencer  
458 Oxford Street
- 11 - Selfridges  
400 Oxford Street

## Experience

- 12 - The Wallace Collection  
Hertford House,  
Manchester Square
- 13 - BXR Marylebone  
24 Paddington Street
- 14 - Moco Museum London  
1 Marble Arch
- 15 - Frameless  
5 Marble Arch

## Transport Links

-  Bond Street
-  Marble Arch
- 6 minute walk
- 10 minute walk





# The Neighbourhood

Nestled between Hyde Park and Regents Park, Portman Marylebone is a friendly and dynamic neighbourhood in the heart of Marylebone, curated by The Portman Estate.

It's a foodie haven, with a unique and culturally diverse range of restaurants, cafés and coffee shops all within a stone's throw of each other.

The Portman Estate is a forward thinking property business dedicated to the long-term success of Marylebone and London's West End. It aims to create high-quality, sustainable environments and to manage and evolve our portfolio responsibly to the benefit of our communities - all with a Clean Heart and a Cheerful Spirit as our motto directs.

In 2022 The Portman Estate became the first and only Estate to be awarded B Corp Certification.

Discover our directory here  
[portmanmarylebone.com](https://portmanmarylebone.com)

**Certified**



**Corporation**





## Members Clubspace

Recently opened on The Portman Estate is The Orchard - a new business led clubspace at One Great Cumberland Place.

Operated by innovative workspace provider, x+why, The Orchard is a new amenity for businesses both in the building and local area to meet, work and collaborate.

Membership to exclusive club space at The Orchard, One Great Cumberland Place is available for a monthly fee to all commercial tenants of The Portman Estate, including the following:

- Bookable meeting rooms and conference facilities
- Co-working facilities
- Exclusive restaurant with terrace

Find out more  
[www.xandwhy.co.uk/clubspace/the-orchard](http://www.xandwhy.co.uk/clubspace/the-orchard)



# 3-5 DUKE STREET

## Marylebone

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Disclaimer:

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