

De Walden
COURT

AVAILABLE OFFICE SUITES

Where Heritage Meets High Performance Workspace

De Walden Court at 85 New Cavendish Street offers a unique blend of heritage charm combined with contemporary infrastructure all within a highly desirable prime London location.

Behind its impressive period façade, the office spaces have been thoughtfully modernised to support contemporary business needs. The result is a workspace that feels characterful yet engineered for evolving ways of working.

A 24/7 on site caretaker keeps the building running smoothly at all hours, offering peace of mind and a consistently high standard of service for you and your clients.

This is a building that will support the growth of your business and enhance your brand presence whilst providing your team and clients with the highest levels of comfort and luxury.





Building Services Designed for Seamless Occupation

De Walden Court provides comfort and luxury as standard. Your business will benefit from:

24/7 Caretaker

A dedicated on site caretaker is present around the clock, maintaining the building to a high standard and providing support whenever needed.

Period Entrance Hall & Lift

A beautifully preserved marble entrance hall complete with period wrought iron lift, offering unique sense of arrival setting these offices apart.

CCTV throughout for additional security

Comprehensive CCTV coverage offers peace of mind and reinforces the building's secure, well managed environment.

Banham fire alarm system

A robust, professionally monitored Banham system ensures reliable fire safety across all areas of the property.

A Prestigious West-End Address

Located at 85 New Cavendish Street, your business will be perfectly placed between the boutiques of Marylebone and the energy of Oxford Street, Regent Street and Tottenham Court Road.

The area provides excellent underground and bus transport links across London with a short walk to Oxford Circus, Great Portland Street and Tottenham Court Road Stations (which benefits from the Elizabeth Line link). The building is also in close proximity to Euston and King's Cross railway stations.

It's a location that makes daily working life effortless by combining convenience, prestige, and everyday enjoyment.

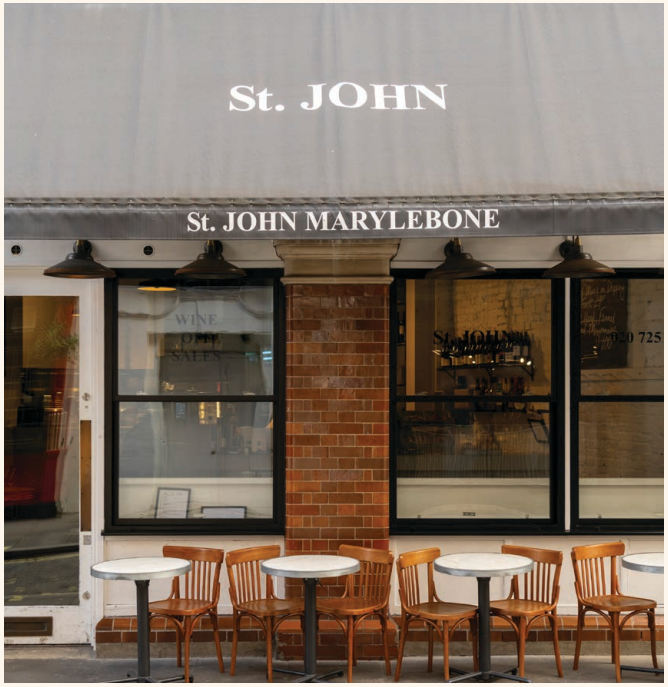







حلال · COFFEES · BRUNCH DAILY · LUNCH
MEDITERRANEAN


THE IVY CAFE


St. JOHN
St. JOHN MARYLEBONE


THE LANGHAM
THE LANGHAM


HORSE and GROOM
128
HORSE and GROOM
128
COCO
NAILS CLUB



Modern Office Suites With Heritage

The elegant office suites within De Walden Court benefit from original features including elegant fireplaces, high ceilings and decorative coving, creating a refined sense of heritage.

The spaces have plentiful natural light and large, bright double glazed windows. Many rooms also benefit from original wooden floors, bay windows or the added luxury and comfort of window seats, enhancing both the aesthetic and usability of the space.

The offices are complete with fully integrated multimedia trunking throughout, ensuring seamless connectivity and supporting a wide range of contemporary business requirements. This discreet integration preserves the building's period charm while delivering all the functionality expected of a modern workspace.





Key Features

High ceilings

Generous ceiling heights create an immediate sense of space, enhancing natural light and giving each office an impressive bright atmosphere.

Generously proportioned rooms

Well sized floorplates offer flexibility for a range of working styles, from open plan layouts to private meeting suites.

Large, bright double glazed windows with excellent soundproofing

Expansive windows maximise daylight while high performance glazing keeps external noise to a minimum, ensuring a calm and productive working environment.

Period features including original wood flooring, fireplaces, bay windows and window seats

Carefully preserved architectural details bring warmth, character and authenticity, setting the space apart from typical modern offices.

Well equipped kitchen facilities

Each kitchen includes integrated dishwashers, a built in fridge and a microwave, providing convenient, modern amenities for daily use.

Modern bathrooms

Offering a high standard of comfort and presentation, designed to support busy working environments. Some bathrooms benefit from integrated shower facilities, adding flexibility for those cycling to work or needing end of day convenience.

Suite 1

GROUND FLOOR | 1,707 SQM

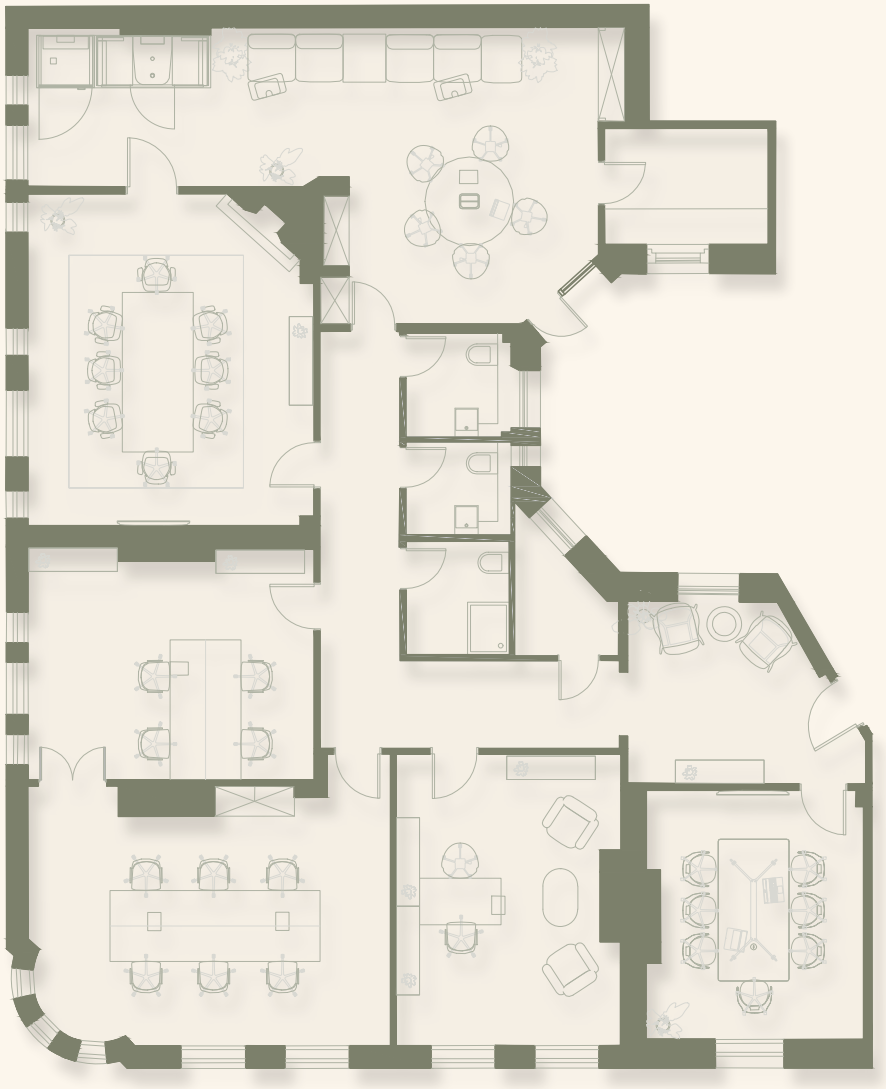
Quoting Rent: £60 psf / £102,420
Business Rates: £30.56 psf / £52,170 per annum
Service Charge: £8,600 per annum

Suite 1 is situated on the ground floor and offers a highly flexible, large bright office space that can be configured to support a range of working styles.

OPTION 1



OPTION 2





Key features for Suite 1 include:

- Oversized oak doors with self contrasting vertical panels
- Original cornices and modern architraves that complement the period aesthetic
- Wooden floors in the entrance hall and corridors
- Original oak wood flooring in the large, impressive boardroom
- Modern lighting throughout
- A bay window in one of the principal office rooms, adding natural light and architectural interest
- Secondary glazing ensuring a quiet, comfortable working environment.
- Access boxes in the floors providing discreet, practical connectivity options
- Separate comms room offering dedicated space for IT equipment
- A generously sized modern kitchen equipped with integrated dishwasher, fridge and microwave
- Three WCs including one with a shower
- CCTV and entry phone system for secure access
- Banham fire alarm integration, providing reliable and professionally monitored fire safety



GROUND FLOOR OFFICE | CGI RENDER



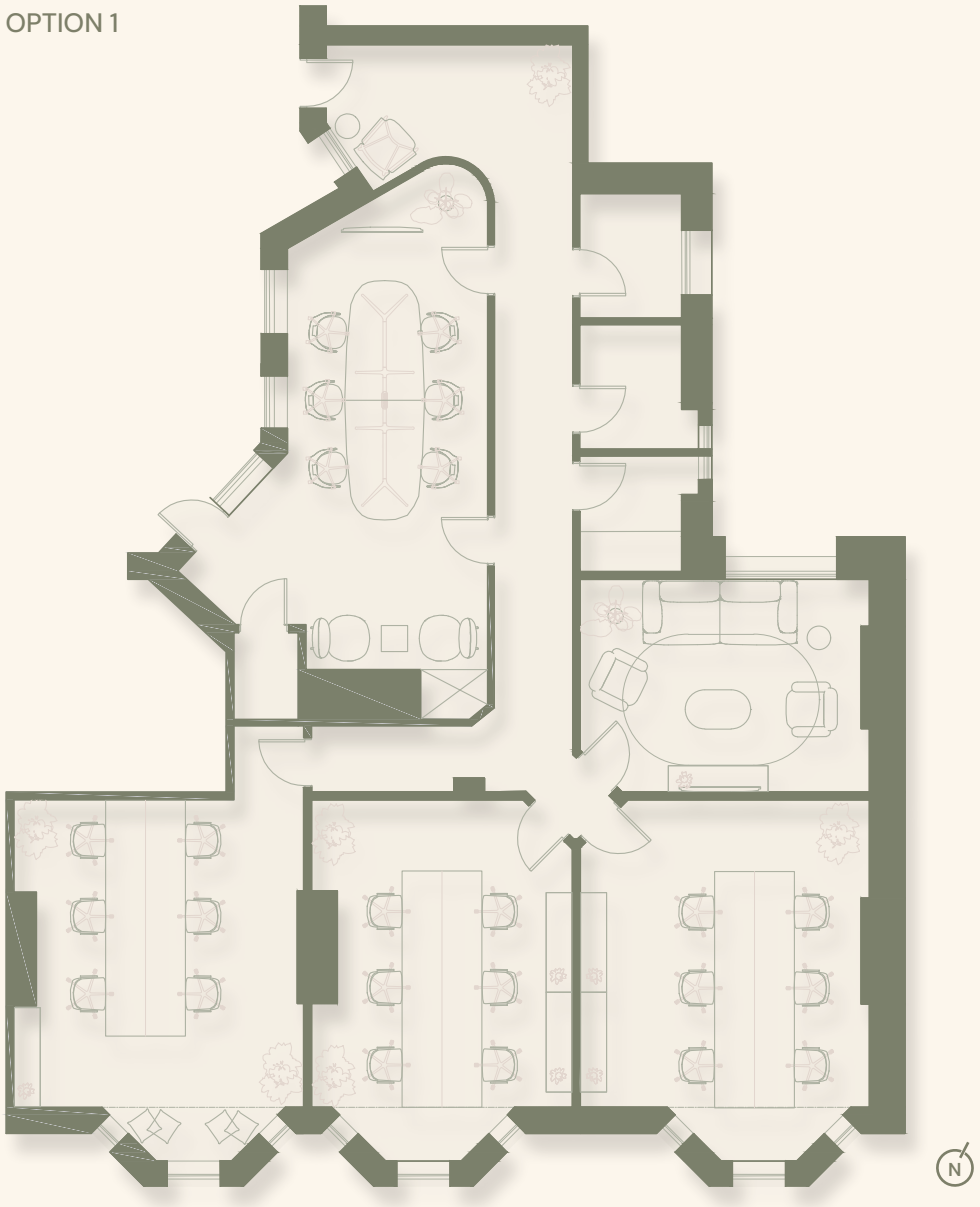
GROUND FLOOR BOARDROOM | CGI RENDER



GROUND FLOOR BREAK OUT ROOM | CGI RENDER

Suite 3

OPTION 1

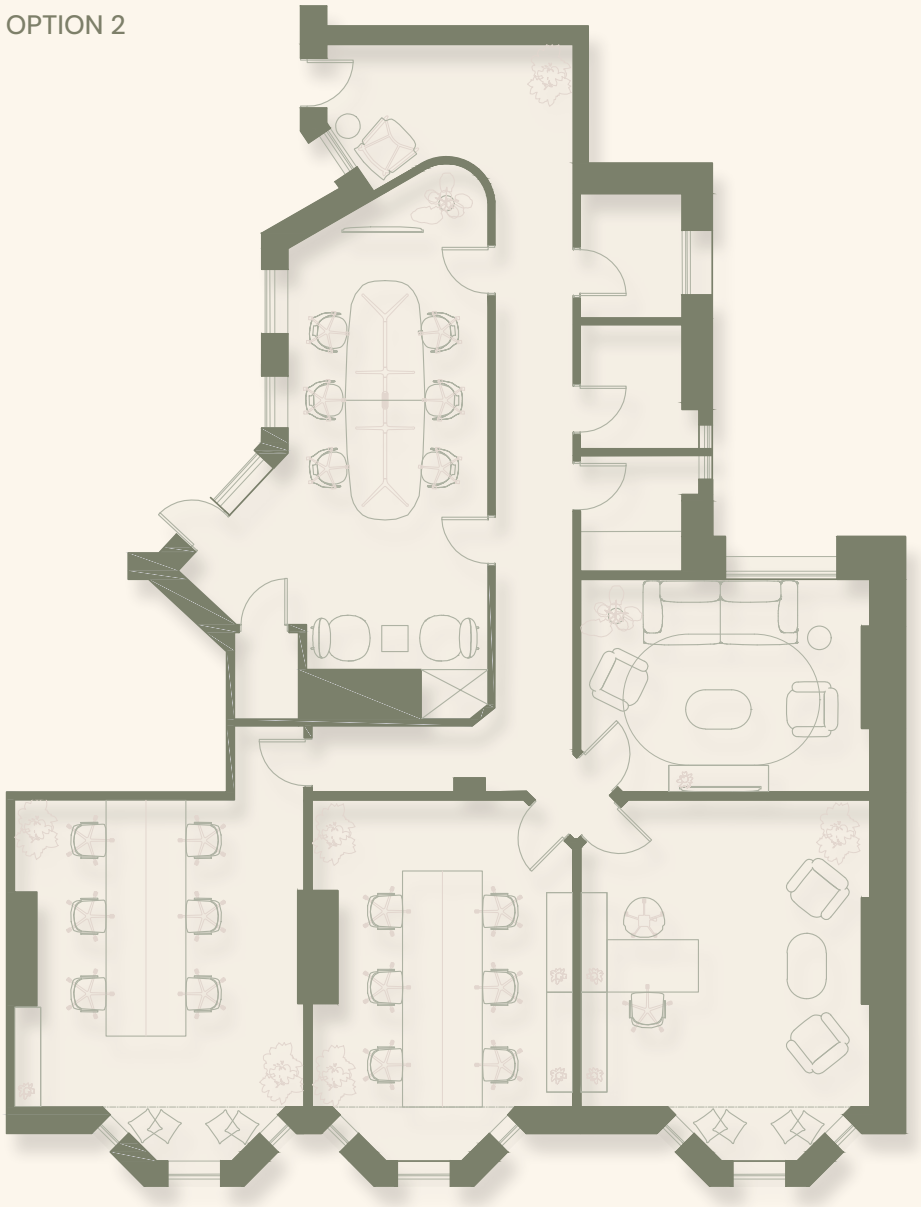


1st FLOOR | 1,571 SQM

Quoting Rent: £60 psf / £94,260
Business Rates: £23.67 psf / £37,185 per annum
Service Charge: £12,853 per annum

Suite 3 is situated on the first floor and offers a large bright workspace including flexibility for up to 4 offices or 3 offices plus informal meeting room, a large boardroom, 2 bathrooms and a kitchen.

OPTION 2





Key features for Suite 3 include:

- Wooden floors in the entrance hall and corridors
- Modern lighting throughout
- Secondary glazing ensuring a quiet, comfortable working environment
- Window seats in all three office spaces
- Original cornices and modern architraves that complement the period aesthetic
- Access boxes in the floors providing discreet, practical connectivity options
- A newly renovated kitchen equipped with integrated dishwasher, fridge and microwave
- Two newly renovated bathrooms
- CCTV and entry phone system for secure access
- Banham fire alarm integration, providing reliable and professionally monitored fire safety



1ST FLOOR INFORMAL MEETING ROOM | CGI RENDER



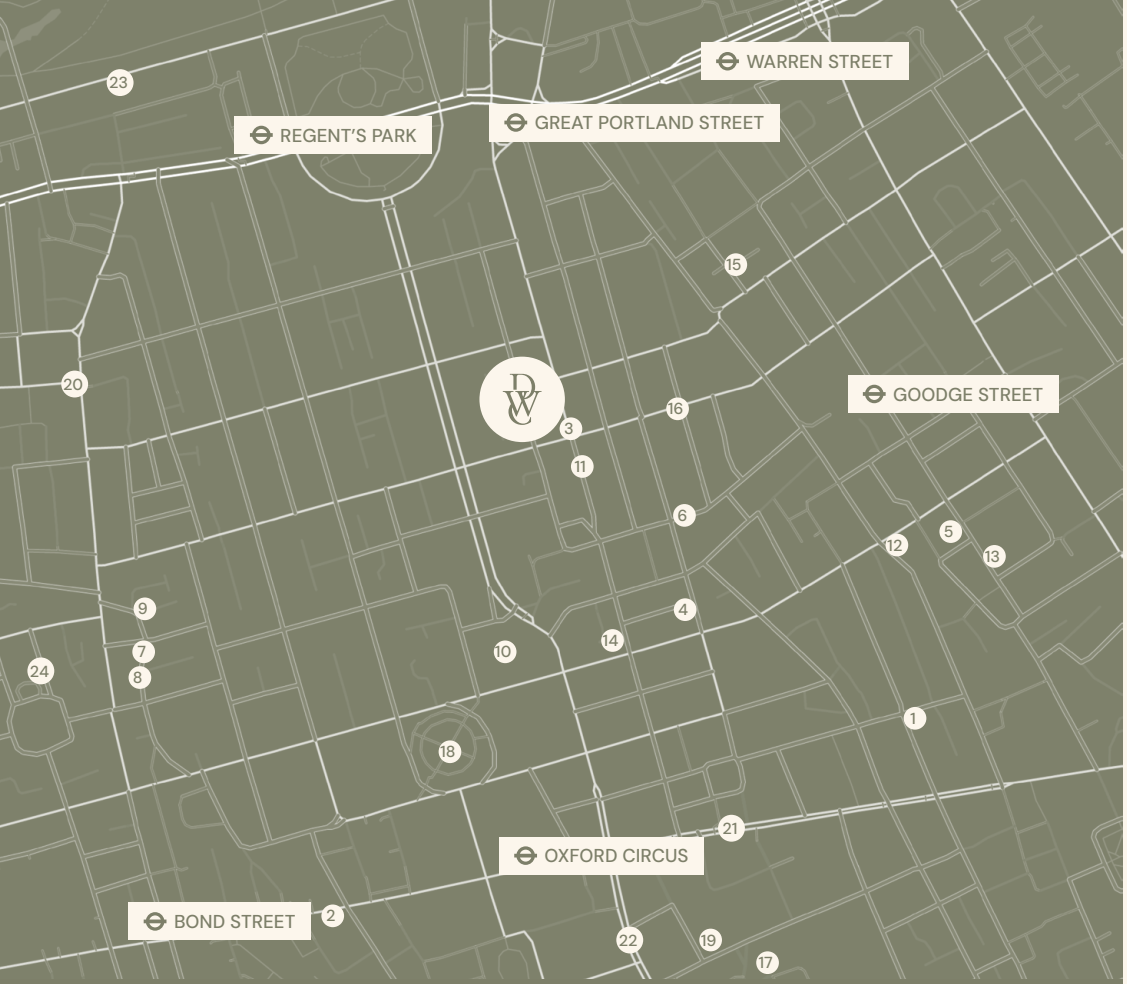
1ST FLOOR OFFICE | CGI RENDER



1ST FLOOR MEETING ROOM | CGI RENDER



1ST FLOOR SOLO OFFICE | CGI RENDER



RESTAURANTS & CAFÉS		PUBS & BARS		SHOPPING & LIFESTYLE	
1.	Berners Tavern	9.	108 Brasserie Bar	17.	Carnaby Street
2.	Drunch	10.	Artesian	18.	Cavendish Sq Gardens
3.	GAIL's Bakery	11.	Horse & Groom	19.	Liberty London
4.	Riding House Café	12.	Mr Fogg's	20.	Marylebone High Street
5.	ROKA Charlotte Street	13.	The Fitzroy Tavern	21.	Oxford Street
6.	Sergio's	14.	The George	22.	Regent Street
7.	St John Marylebone	15.	The Lore of the Land	23.	Regent's Park
8.	The Ivy Cafe	16.	The Ship	24.	The Wallace Collection

Seamless Travel Connections

WALKING

Great Portland Street 8 min	Regents Park 8 min	Oxford Circus Station 9 min	Marylebone High Street 9 min	Tottenham Court Road Station 15 min

ELIZABETH LINE VIA TOTTENHAM COURT ROAD

Farringdon 3 min	Paddington 5 min	Liverpool Street 5 min	Canary Wharf 12 min	Heathrow Airport 35 min

TUBE VIA OXFORD CIRCUS *(Bakerloo, Central, Victoria Lines)*

Victoria 3 min	King's Cross St Pancras 4 min	Waterloo 6 min	Bank 8 min	London Bridge 12 min

TUBE VIA GREAT PORTLAND STREET *(Circle, Hammersmith, Metropolitan Lines)*

Baker Street 2 min	King's Cross St Pancras 4 min	Paddington 7 min	Liverpool Street 11 min	Aldgate 14 min



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