

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



HIGH QUALITY SELF CONTAINED SUITE OVERLOOKING HYDE PARK



TO LET

**ONE CONNAUGHT PLACE
LONDON, W2**

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LOCATION

Situated on the south side of Connaught Place at its junction with Marble Arch being close to Connaught Square. There are many widely renowned restaurants and retailers within close proximity to the building. Marble Arch underground station (Central line) is close by and a multitude of bus routes pass by.

ACCOMMODATION

the available accommodation comprises the entire self-contained second floor being a fully fitted office floor benefitting from a variety of offices, meeting rooms and open plan areas, large break out area and demised WC's and a shower having the following approx net internal area:

Second floor 4,067 sq ft 378 sq m



AMENITIES

- * Air conditioning
- * Windows on three sides
- * Views over Hyde Park
- * Fully fitted to high standard
- * High quality furniture by separate negotiation
- * Contemporary entrance hall with commissionaire
- * Demised WC's and shower
- * Cycle store next to building

LEASE

An assignment of a lease expiring on 3rd April 2026. The lease is subject to a rent review and a tenant only break on 4th April 2021.

POSSESSION

Immediate upon completion of legal formalities

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RENT

The passing rent is £298,924.50 per annum i.e. £73.50 per sq ft. There is a further five month rent free period if the break is not exercised in April 2021.

RATES

£30.15 per sq ft (2019/2020)

SERVICE CHARGE

£10.45 per sq ft

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Through sole agents Wiltshire Daniels
Daniel Isaacs 020 7529 5559
dbi@wiltshiredaniels.com



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SECOND FLOOR

