

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **21 DORSET SQUARE LONDON, NW1**



### **OFFICE/S TO LET**

**225 sq ft (21 sq m)/1,584 sq ft (147 sq m)/2,099 sq ft (195 sq m)**

# WILTSHIRE DANIELS

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## LOCATION

The property is located on the western side of Dorset Square with Marylebone station being two minutes' walk from the property which benefits from both National Rail and underground services (Bakerloo line direct to London Waterloo). Baker Street underground station is also within a few minutes' walk with access to the Hammersmith and City, Metropolitan, Jubilee and Bakerloo line services. The shopping areas of Marylebone High Street and Baker Street are within close proximity offering a vast array of retail and restaurant amenities.

## ACCOMMODATION

Comprises an attractive mid-terraced Georgian property with the available accommodation being the lower ground floor (either part or in its entirety) benefitting from windows at the front and rear, kitchen, meeting room and WC facilities. There are three size options available as follows:

### **OPTION 1**

**225 sq ft** approx (21 sq m) being a single room with access to facilities and meeting room

RENT: £100.00 per square foot, per annum, inclusive but excluding cleaning and telephones/broadband

### **OPTION 2**

**1,584 sq ft** approx (147 sq m) being the demise less one office which is currently sublet of 515 sq ft at a current rent of £40,000 per annum inclusive.

ASSIGNMENT of existing lease which expires in December 2021 at a passing rent of £90,000 per annum with income from subletting.

### **OPTION 3**

**2,099 sq ft** approx (195 sq m) being the whole demise comprising four rooms

ASSIGNMENT of existing lease which expires in December 2021 at a passing rent of £90,000 per annum.

## AMENITIES

- \* Superb location north of congestion charging zone
- \* Great value premises on flexible terms
- \* Windows front and rear
- \* Entry phone and 24-hour access
- \* Lift
- \* Electric heating
- \* Good quality common parts with unofficial access to patio area

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

By appointment through sole agents, Wiltshire Daniels  
Contact Daniel Isaacs on 020 7529 5559  
email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)

# WILTSHIRE DANIELS

CONNECTING PEOPLE TO PROPERTY SINCE 1985

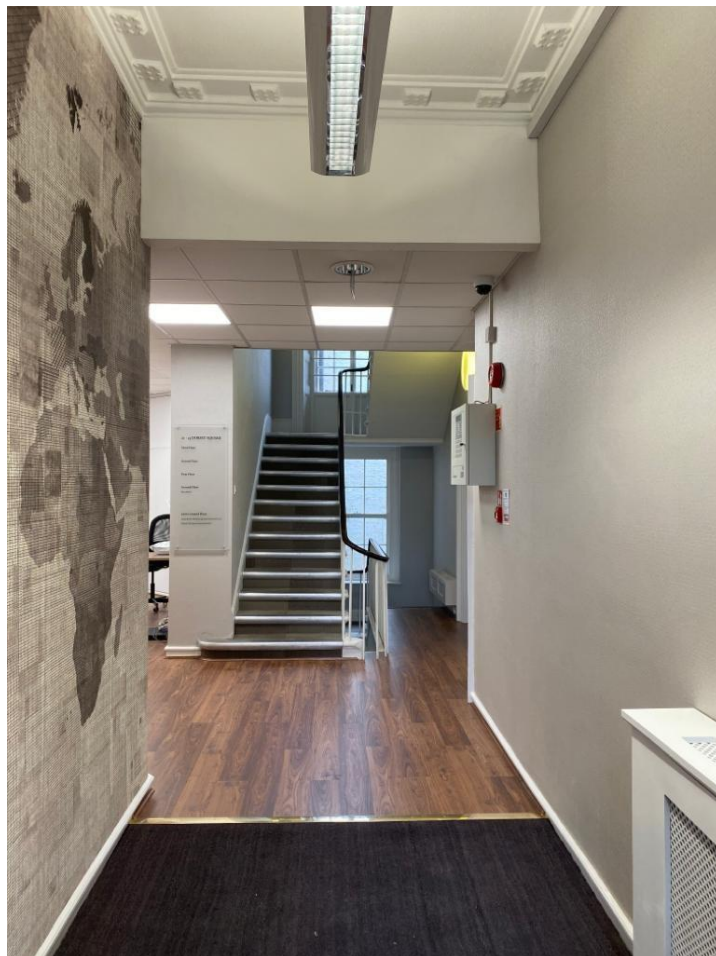




Meeting room above



Room to let, with or without furniture above



Ground floor entrance

# WILTSHIRE DANIELS

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985

