

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



21 DORSET SQUARE LONDON, NW1



GREAT VALUE OFFICE TO LET

225 SQ FT

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LOCATION

The property is located on the western side of Dorset Square with Marylebone station being a few 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 area of Marylebone High Street is within half a mile offering a vast array of retail and restaurant amenities.

ACCOMMODATION

The building is a four storey mid-terraced Georgian property with the available accommodation comprising a large office on the lower ground floor with windows and access to shared kitchen, meeting room and WC facilities having an approximate total floor area of:

225 sq ft approx. 21 sq m approx.

AMENITIES

- * Superb location north of congestion charging zone
- * Great value premises on flexible terms
- * Entry phone
- * Electric heating
- * 24-hour access
- * Good quality common parts
- * Unofficial access to patio area
- * The premises may be accessed directly from the street if required

LEASE

A flexible licence until 31st December 2021 on terms by arrangement.

RENT

£65.00 per sq ft INCLUSIVE i.e. £14,625.00 per annum but excluding cleaning and telephones/broadband.

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

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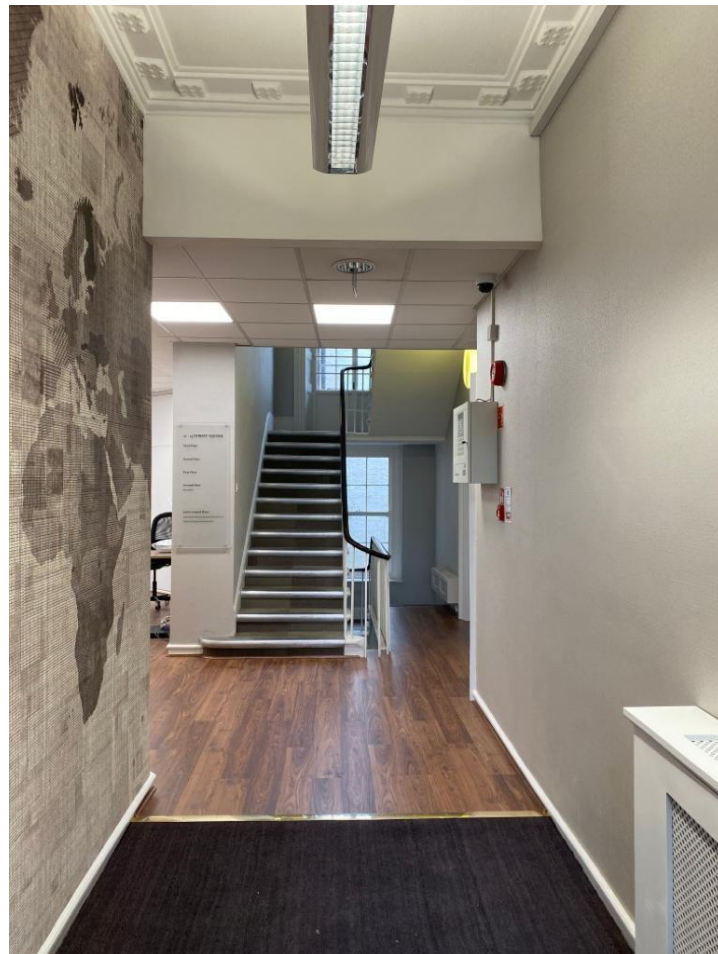


Meeting room above

Room to let, with or without furniture above

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Ground floor entrance