

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**\*Preliminary details\***

## **48 QUEEN ANNE STREET, LONDON W1**



**GROUND AND FIRST FLOOR FINE PERIOD OFFICES**

**TO LET**

**1,185 SQ FT -110.09 sq m**

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## LOCATION

The property is located on the north side of Queen Anne Street in between its junction with Welbeck Street and Wimpole Street in the heart of Marylebone and a short walk from Bond Street and Oxford Circus underground stations. There are a wide variety of shops and restaurants in the immediate vicinity being close to both Marylebone High Street and Oxford Street.

## ACCOMMODATION

The ground floor comprises a dedicated reception/entrance hall, a large period office which intercommunicates with a smaller office/meeting room and a private WC. The first floor having two intercommunicating rooms with high ceilings and original fireplaces, one benefitting from an ornamental balcony overlooking the street. Male and female WCs are on the lower ground and with a kitchen.

The offices have an approximate floor area of:

Ground floor	650 sq. ft.	60.39 sq m
First floor	535 sq ft	49.7 sq m
<b>TOTAL</b>	<b>1,185 sq ft</b>	<b>110.09 sq m</b>

## AMENITIES

- \* Attractive period building
- \* Dedicated reception area
- \* Period offices with high plaster ceilings and original fireplaces
- \* Wood floors to part
- \* WC and kitchen facilities

## LEASE

A new lease for a term by arrangement

## RENT

£80,000.00 per annum

## RATES

£32,500.00 per annum estimated

## SERVICE CHARGE

Included in rent

## VAT

The building is not VAT elected

## 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)

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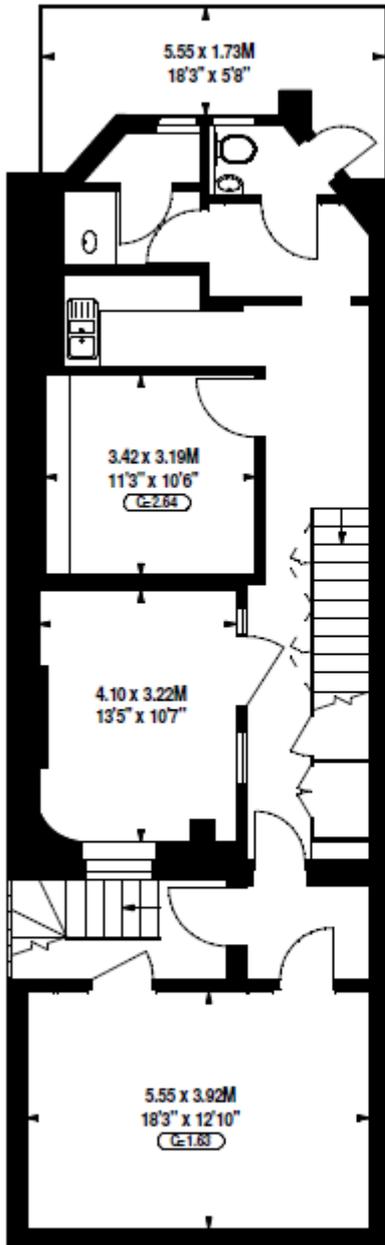
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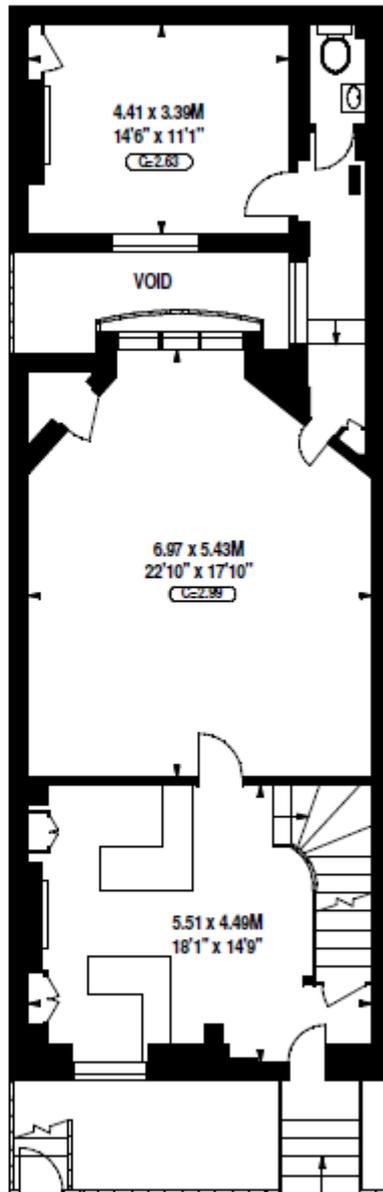


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Lower Ground Floor



Ground Floor