

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



37 GLOUCESTER PLACE, LONDON W1



GROUND AND FIRST FLOOR PERIOD OFFICES

WITH LOW OUTGOINGS

NOT VAT ELECTED

TO LET

600 SQ FT - 1,300 SQ FT

**LOCATION**

The property is located on the west side of Gloucester Place at the Portman Square end of the street, just north of George Street and a short walk from Marble Arch, Baker Street and Marylebone stations. There are a wide variety of shops and restaurants in the immediate vicinity, in Baker Street and Marylebone High Street and Portman Village.

ACCOMMODATION

The building is well maintained and the available accommodation comprises the ground and first floor offices approached through a traditional entrance hall offering fine period offices and benefitting from high ceilings, original cornicing, chandeliers and fire places having an approximate floor area of:

| | |
|--------------|-------------------------------|
| Ground floor | 700 sq. ft. |
| First floor | 600 sq ft |
| TOTAL | 1,300 sq ft (121 sq m) |

AMENITIES

- * Typical Gloucester Place period building
- * Traditional style entrance and common parts
- * Period office with high ceilings and original features
- * Electric heating
- * Cabling
- * Wood floor
- * Private WC and kitchen facilities

LEASE

A new lease(s) for a term of five years outside L & T Act

RENT

£42.50 per sq ft

RATES

£17.60 per sq ft

SERVICE CHARGE

£4.00 per sq ft

VAT

The building is not VAT elected

LEGAL COSTS

Each party to be responsible for their own legal costs.

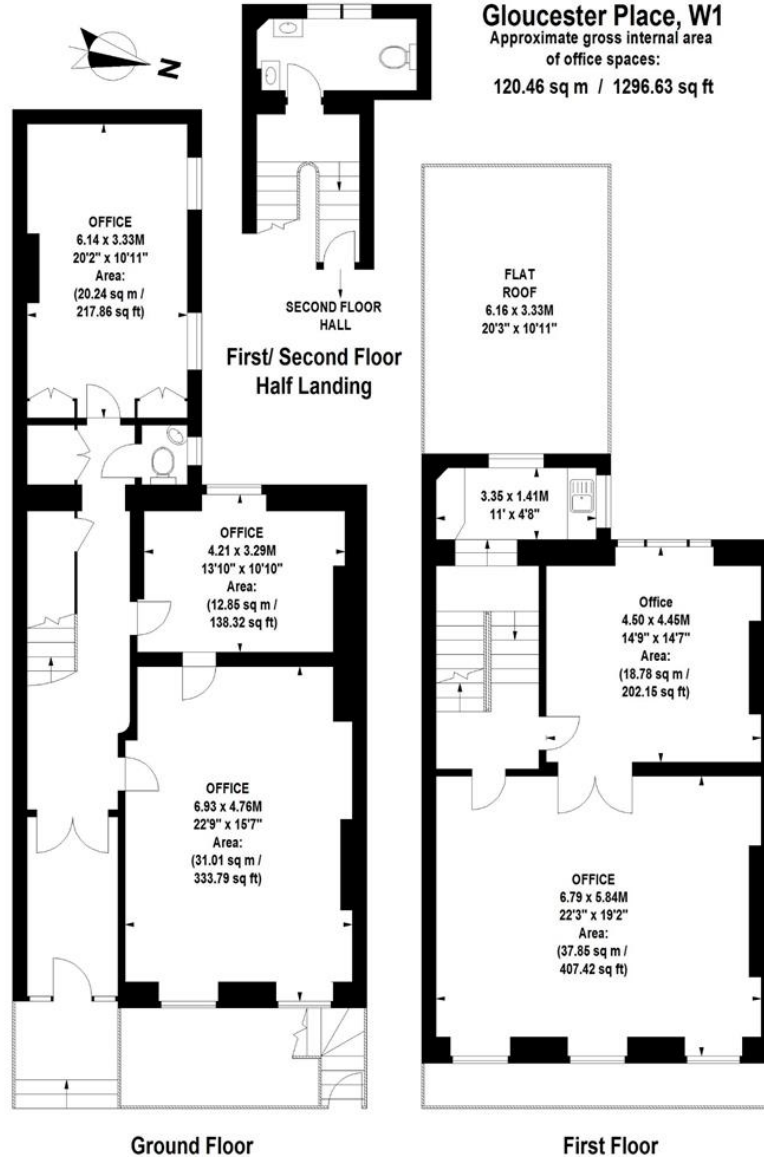
VIEWING

By appointment through sole agents, Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559
email: dbi@wiltshiredaniels.com

WILTSHIRE DANIELS

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



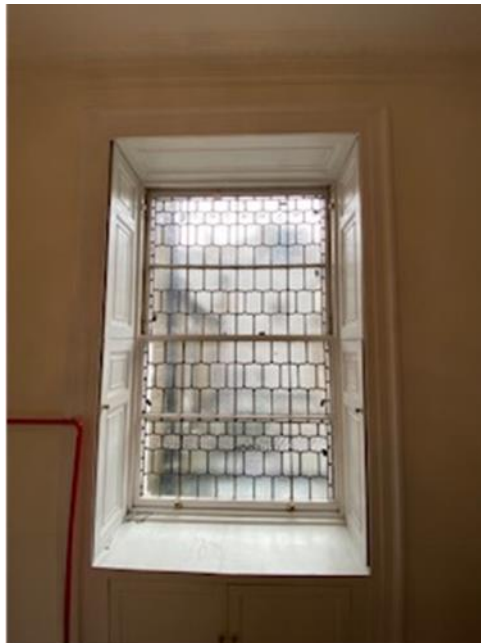
Floor Plan produced by Mays Floorplans ©. Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



7.21