

**WILTSHIRE  
DANIELS**

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PROPERTY SINCE 1985



**OFFICE SUITES TO LET IN IMPRESSIVE VICTORIAN BUILDING  
OVERLOOKING HYDE PARK**

**FEATURING STUNNING PERIOD ROOM ON THE FIRST FLOOR**



**62 BAYSWATER ROAD, LANCASTER GATE, W2**

**480/585/760/1,075 sq ft  
(2,900 sq ft)**

**LOCATION**

The property is prominently situated on the north side of Bayswater Road overlooking Hyde Park. It is close to Lancaster Gate underground station and also a short walk from Paddington Station.

There are shops and restaurants in the immediate vicinity and numerous bus routes serve the street.

**ACCOMMODATION**

The available accommodation comprises bright office suites with high ceilings and good natural light on the first, second, third and fifth floors all enjoying views over the park.

The first floor provides an imposing period style suite with original features.

The fifth-floor benefits from floor to ceiling windows and a full width balcony overlooking the park.

<b>FLOOR</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT PSF</b>	<b>RATES</b>	<b>SERVICE CHARGE</b>	<b>TOTAL PSF</b>	<b>TOTAL PER ANNUM</b>
First	1,075	100	£65.00	£18.00	£12.00	£95.00	£102,125
Second	480	45	£60.00	£18.00	£12.00	£90.00	£43,400
Third	760	71	£60.00	£18.00	£12.00	£90.00	£67,500
Fifth	585	54	£65.00	£18.00	£12.00	£95.00	£55,575

Service charge includes building insurance and electricity within the demise.

**AMENITIES**

- \* Attractive Victorian building
- \* Bright office suites with high plaster ceilings
- \* Stunning first floor with original features
- \* Passenger lift to fourth floor
- \* Fifth floor suite with balcony and amazing views over Hyde Park
- \* Comfort Cooling
- \* Kitchen facilities

**LEASE**

New lease/s on terms by arrangement

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

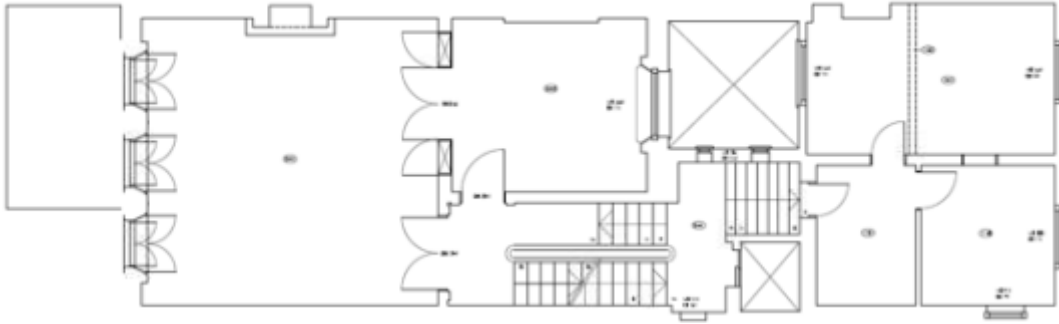
**VIEWING**

By appointment through joint sole agents

Daniel Isaacs  
Wiltshire Daniels  
020 7529 5559  
[dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)

Jason Borrows  
Winkworth  
020 7467 5770  
[jborrows@winkworth.co.uk](mailto:jborrows@winkworth.co.uk)

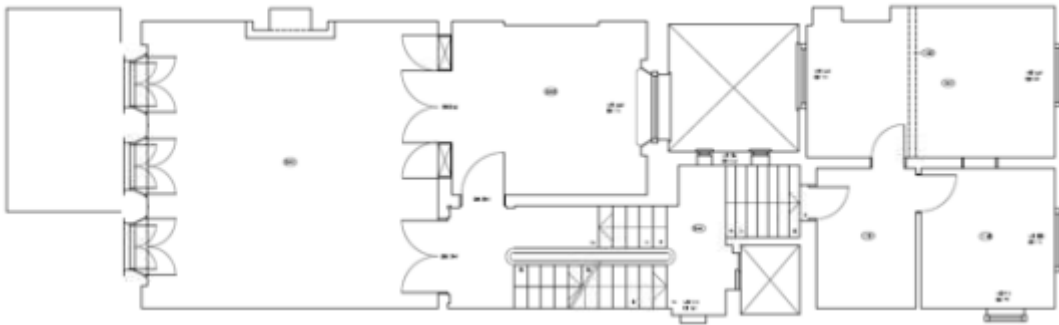
**First floor**



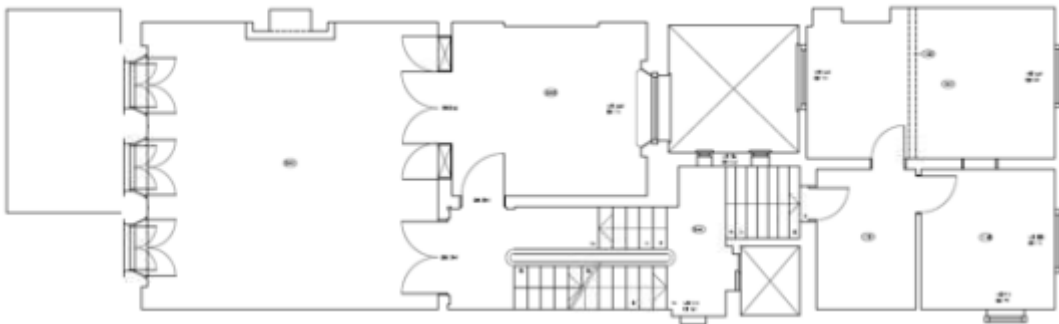
**Second floor**



**Third floor**



**Fifth floor**







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