

**WILTSHIRE
DANIELS**

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PROPERTY SINCE 1985



10 WYNDHAM PLACE, LONDON W1



**SUPERB FIRST FLOOR OFFICE SUITE TO LET
IN FINE PERIOD BUILDING**

460 SQ FT/ 43 SQ M

**LOCATION**

The property is located on the west side of Wyndham Place close to the Piazza fronting St Mary's Marylebone on Crawford Street. Marylebone mainline and Baker Street underground stations are a short walk to the north giving access between them to the Jubilee, Bakerloo, Hammersmith & City, Metropolitan and Circle lines. There are a wide variety of shops and restaurants along Crawford Street and Baker Street.

ACCOMMODATION

This building is exceptionally well maintained and the available accommodation comprises the entire first floor providing two fine period inter-communicating rooms with original features, including cornicing, high ceilings, fireplaces and window shutters having an approximate floor area of:

460 sq. ft./43 sq. m

AMENITIES

- * Superb entrance and common parts
- * Period suite with high ceilings
- * Tall windows to the front with ornamental balcony
- * Central Heating
- * Solid wood floor to main front room
- * Entry phone
- * 24 hour access
- * Private WC

LEASE

A new lease for a term by arrangement.

RENT

£35,000.00 per annum inclusive of electricity, water rates and cleaning of common parts but excluding business rates, building insurance and office cleaning.

RATES

RV £18,750, rates payable £9,580.00 per annum (estimated) 2022/2023

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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