

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



Preliminary details

**FINE PERIOD SUBSTANTIAL SELF-CONTAINED BUILDING
TO LET
OVERLOOKING DORSET SQUARE
WITH REAR MEWS ANNEX AND COURTYARD SPACE**



**21 – 23 DORSET SQUARE
LONDON, NW1**

15,700 sq ft/1,460 sq m

WILTSHIRE DANIELS

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



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

Comprises three fine period buildings which have been combined in the recent past accessed via a spacious entrance hall. There are two further entrance doors on to the Square, that can provide independent access if required. In addition, there is a link building connected to a Mews building to the rear both being three storey and with the Mews benefitting from separate access to Boston Place. Due to the layout of the property, the premises benefit from exceptional natural light to all the external and internal elevations together with access to two large external terrace areas. The approximate floor areas are as follows:

Lower Ground	2,360 sq ft	220 sq m
Ground	3,410 sq ft	316 sq m
First	3,975 sq ft	370 sq m
Second	3,805 sq ft	354 sq m
Third	2,150 sq ft	200 sq m
TOTAL	15,700 sq ft	1,460 sq m

AMENITIES

- * Fine period building overlooking the Square
- * Outside of congestion charging zone
- * Passenger lift
- * Air conditioning
- * Ancillary residential flats could be converted back to B1 office
- * Refurbished in part with some retained period features
- * Excellent natural light
- * Potentially three entrances to Dorset Square with a further entrance from Boston Place.

LEASE

New lease for a term by arrangement

RENT

On Application

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

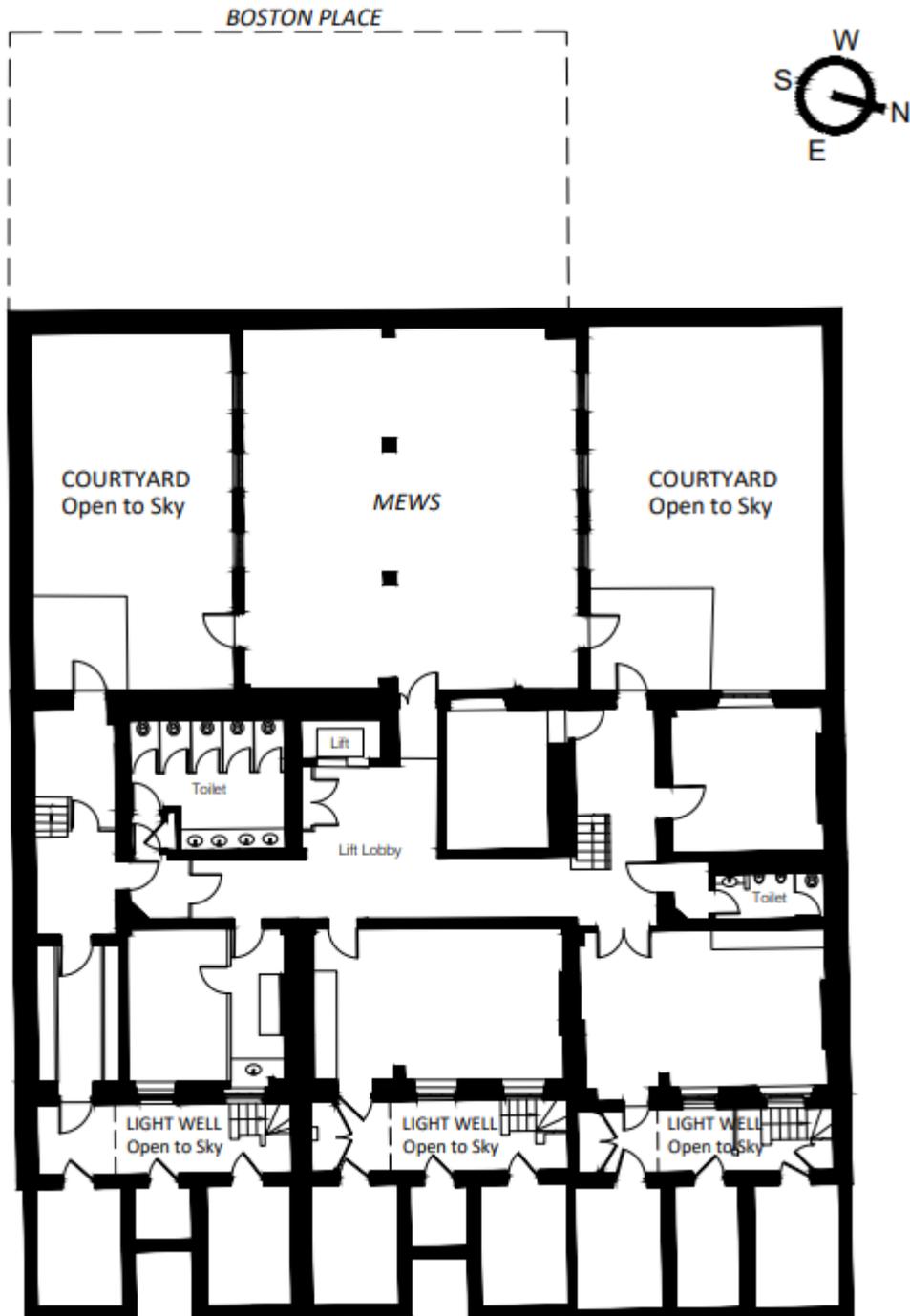
Viewing through sole agents
Wiltshire Daniels
Daniel Isaacs
020 7529 5559

WILTSHIRE DANIELS

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



email: dbi@wiltshiredaniels.com

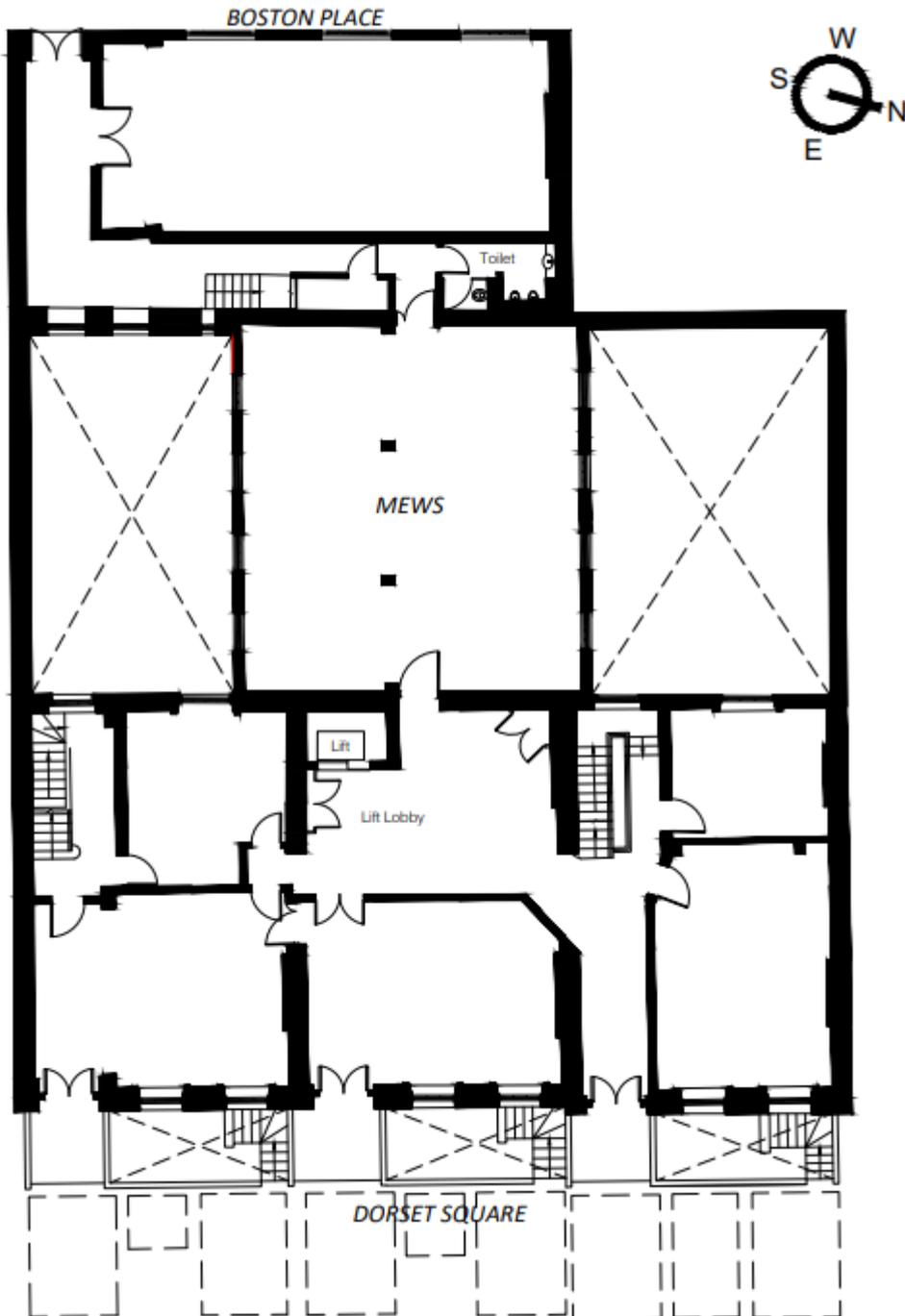


**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



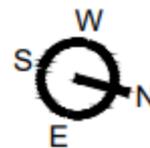
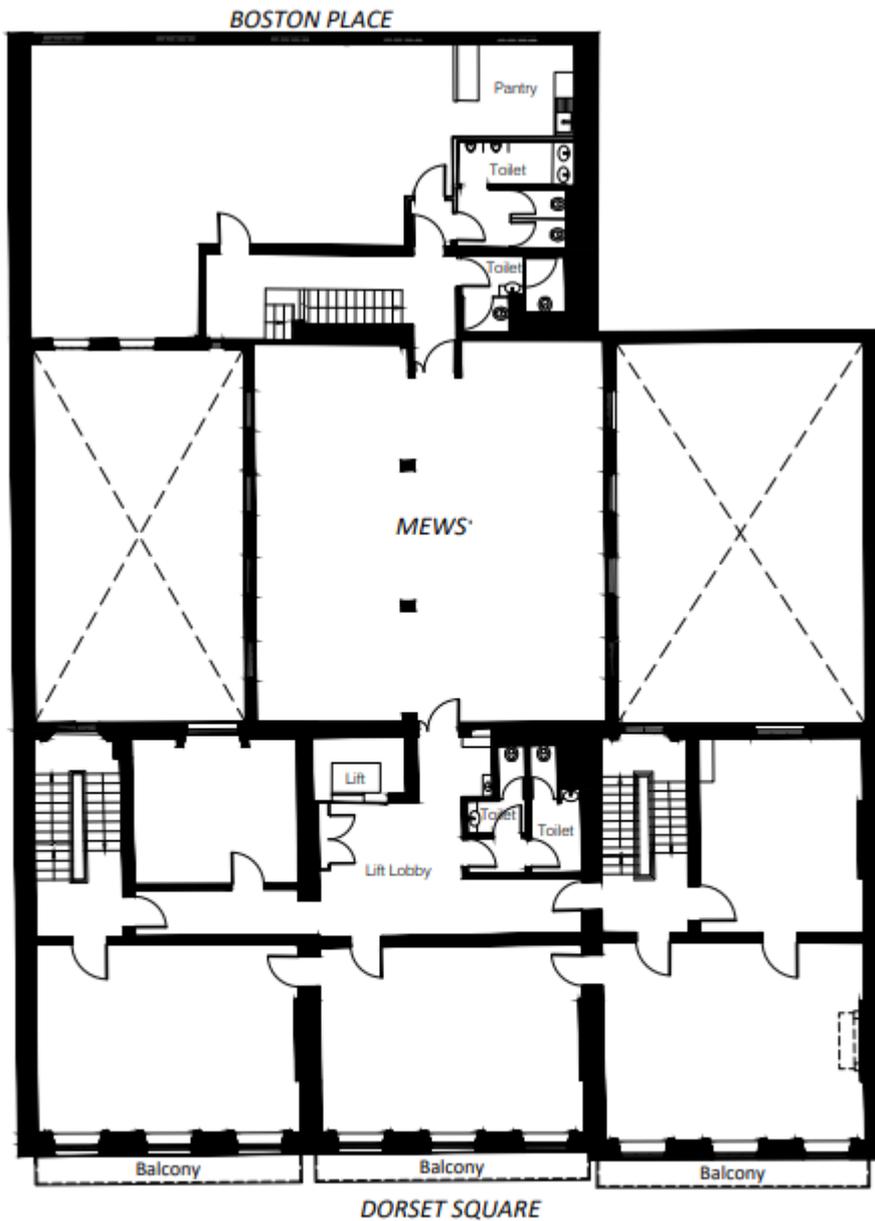
Basement plan



Ground floor plan

WILTSHIRE DANIELS

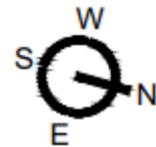
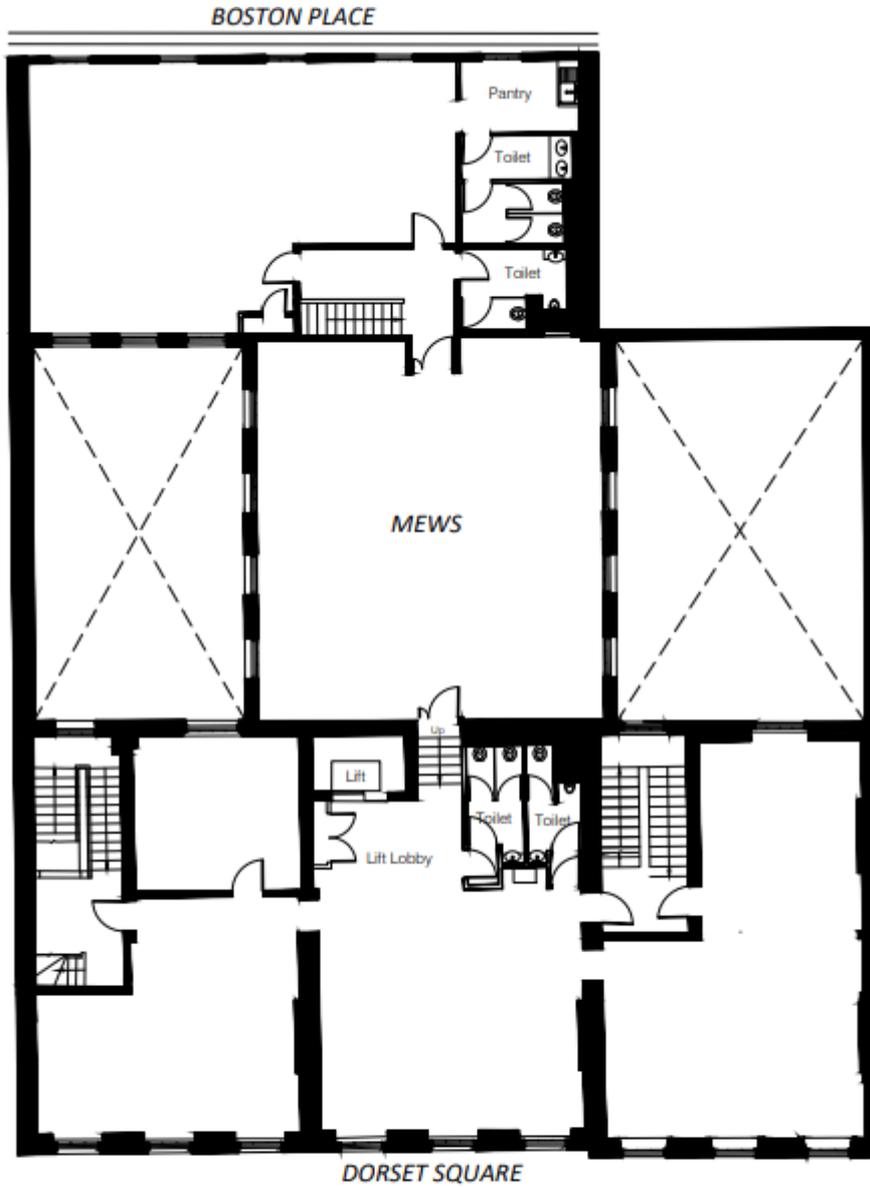
CONNECTING PEOPLE TO PROPERTY SINCE 1985



First floor plan

**WILTSHIRE
DANIELS**

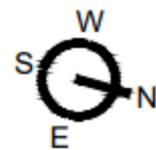
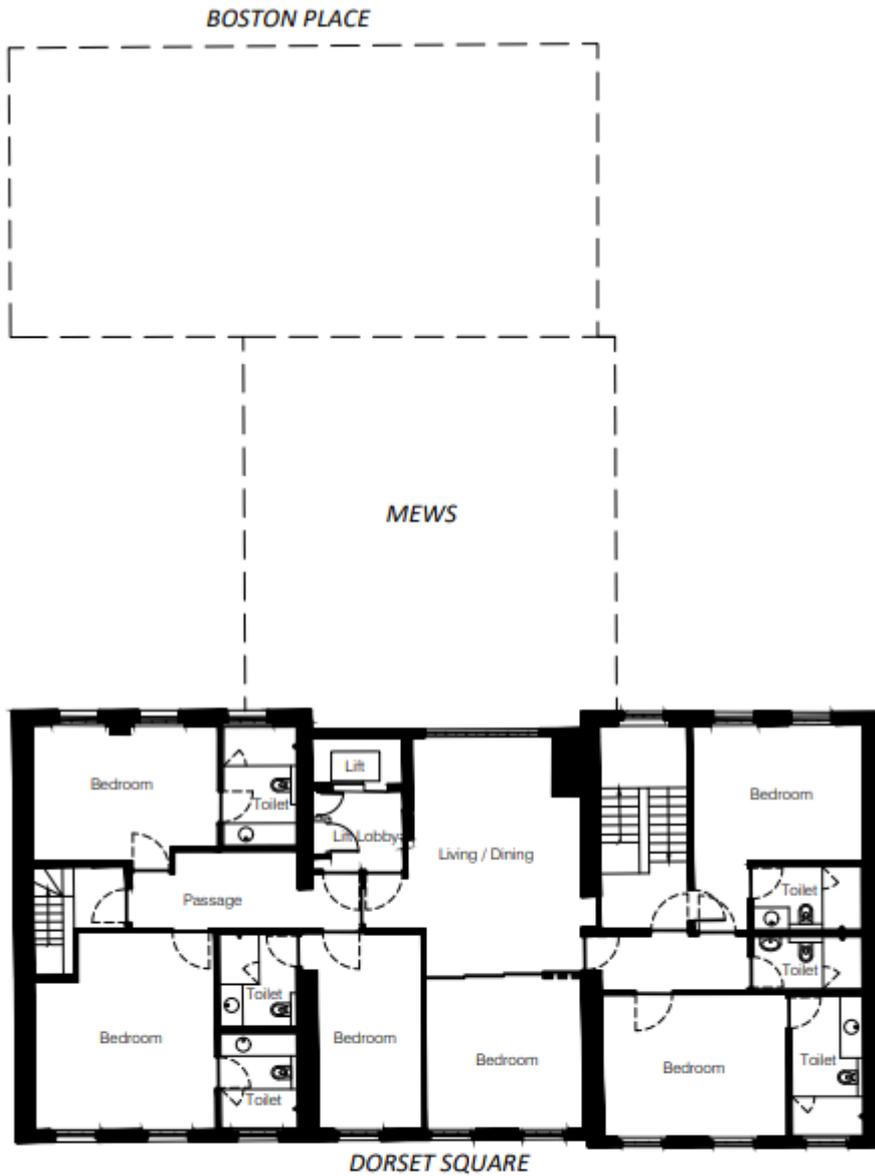
CONNECTING PEOPLE TO
PROPERTY SINCE 1985



Second floor plan

WILTSHIRE DANIELS

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



Third floor plan