

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



**ATTRACTIVE OFFICE SUITES TO LET IN IMPRESSIVE
VICTORIAN BUILDING WITH VIEWS OVER HYDE PARK
AND SUPERB MEETING ROOM FACILITIES**



62 BAYSWATER ROAD, LANCASTER GATE, W2

490/510/745 sq ft

LOCATION

The property is prominently situated on the north side of Bayswater Road overlooking Hyde Park. It is in close proximity 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 second, third and fifth floors all enjoying views over the park. The fifth floor benefiting from a full width front facing balcony.

FLOOR	SQ FT	SQ M	RENT PSF	RATES & SC PSF *	TOTAL PSF	TOTAL PER ANNUM
Second	490	46	£50.00	£30.00	£80.00	£39,200
Third	745	70	£50.00	£30.00	£80.00	£59,600
Fifth	510	48	£65.00	£30.00	£95.00	£48,450

* Service charge includes building insurance, business rates, electricity, water, gas, maintenance, lifts etc

AMENITIES

- * Attractive Victorian building
- * Bright office suites with high plaster ceilings
- * Passenger lift to fourth floor
- * Fifth floor suite with balcony overlooking Hyde Park
- * Excellent meeting room facilities available at discounted rate
- * Comfort Cooling
- * Kitchen facilities

LEASE

New leases on terms by arrangement

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment through joint sole agents

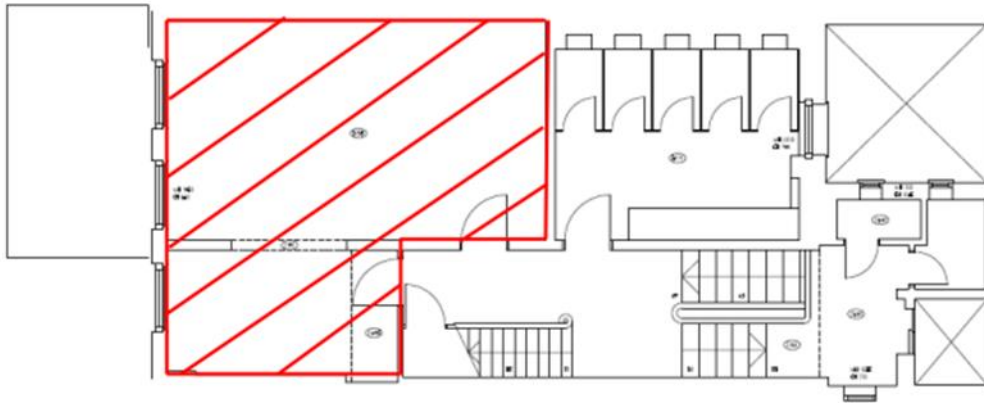
Daniel Isaacs
Wiltshire Daniels
020 7529 5559

dbi@wiltshiredaniels.com

Jason Borrows
Winkworth
020 7467 5770

jborrows@winkworth.co.uk

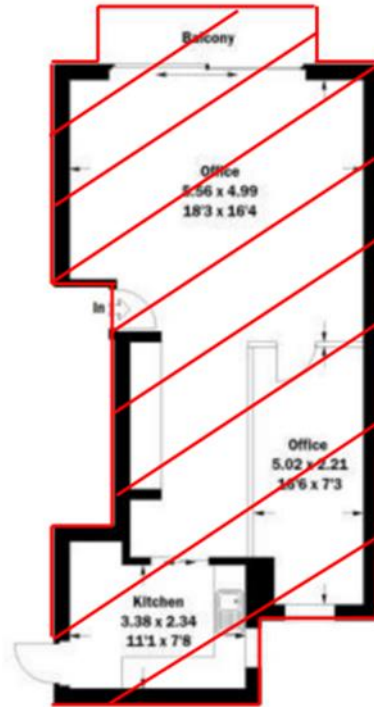
Second floor



Comprises a large and connected smaller office with views over the park



Fifth floor



Comprising the top floor of the building, principally open plan with a small office formed by sheer glass partitioning, full width balcony overlooking the park and its own kitchen.





7.22