

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **10 WYNDHAM PLACE, LONDON W1**



**SELF CONTAINED OFFICE SUITE  
WITH PRIVATE WC & SHOWER  
TO LET  
IN FINE PERIOD BUILDING CLOSE TO  
BRYANSTON SQUARE**

**LOCATION**

The property is located on the west side of Wyndham Place, between Crawford Street to the north and Bryanston Square to the south. 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**

The building is exceptionally well maintained, and the common parts have been completely refurbished. The available accommodation comprises the entire second floor providing two inter-communicating rooms with original plaster ceilings and fireplaces benefitting from its own kitchen, WC and shower and having an approximate total floor area of:

**385 sq. ft./36 sq. m**

**AMENITIES**

- \* Superb entrance and common parts
- \* Period suite with high ceilings
- \* Central Heating & comfort cooling
- \* Entry phone
- \* 24 hour access
- \* Low outgoings
- \* Private WC

**LEASE**

A new lease for a term by arrangement.

**RENT**

£32,500 per annum inclusive of service charge, cleaning and electricity but excluding rates.

**RATES**

£22.35 per sq ft estimated 2023/2024

**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](mailto:dbi@wiltshiredaniels.com)



## Wyndham Place, W1

Approximate Gross Internal Area 44.5 sq m / 479 sq ft

 Under 1.5m head height

