

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



10 WYNDHAM PLACE, LONDON W1



**SELF CONTAINED SUITES
OFFICE/MEDICAL RELATED**

TO LET IN FINE PERIOD BUILDING

BRYANSTON SQUARE, W1



LOCATION

The property is located on the west side of Wyndham Place, between the piazza on 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, with refurbished common parts. The available accommodation comprises the entire ground, first and second floors each with their own private facilities, having an approximate total floor area of:

Ground floor	370 sq ft (possession Dec 2024)
First floor	460 sq ft
<u>Second floor</u>	<u>385 sq ft</u>
TOTAL	1,215 sq ft

Available on a floor-by-floor basis or in it's entirety

AMENITIES

- * Superb entrance and common parts
- * Fine Period building with plaster ceilings
- * Central Heating & comfort cooling (second floor)
- * Entry phone
- * 24 hour access
- * Low outgoings
- * Private WCs
- * Shower (second floor)
- * Modern kitchenette

LEASE

A new lease for a term by arrangement.

RENT

Ground floor	£35,000.00 per annum
First floor	£35,000.00 per annum
<u>Second floor</u>	<u>£35,000.00 per annum</u>
TOTAL	£105,000.00 per annum

Inclusive of service charge_but excluding outgoings & rates.

RATES

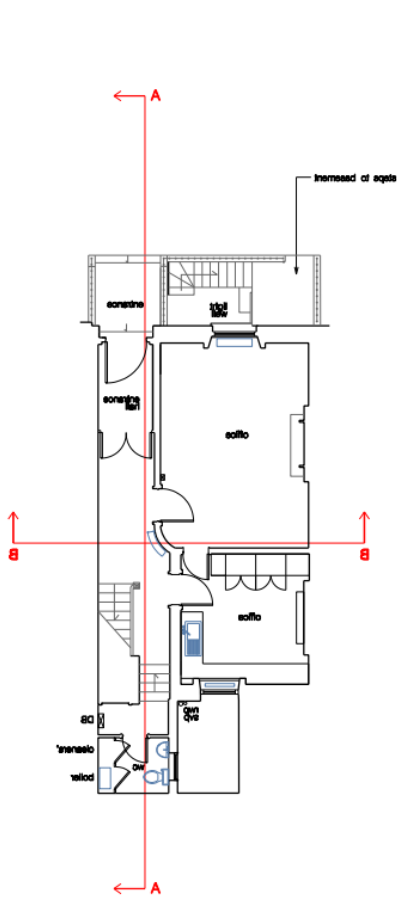
£25.00 per sq ft estimated 2024/2025

LEGAL COSTS

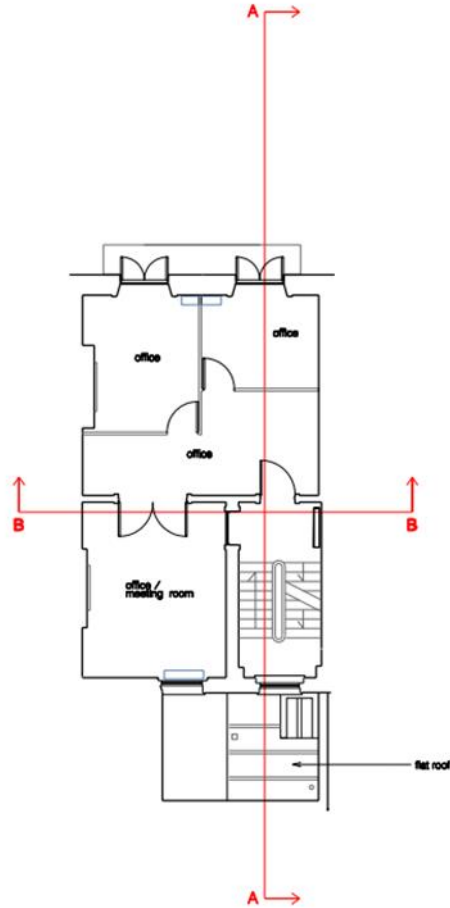
Each party to be responsible for their own legal costs.

VIEWING

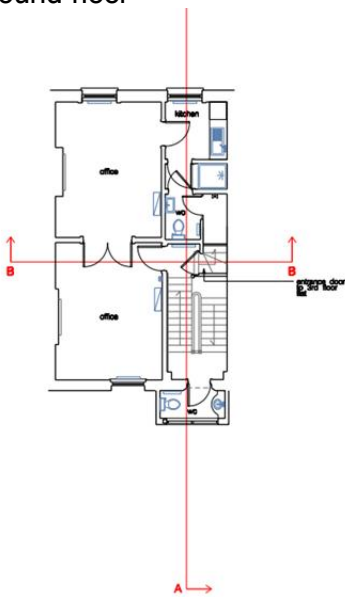
By appointment through sole agents, Wiltshire Daniels
Contact Daniel Isaacs on 020 7529 5559
email: dbi@wiltshiredaniels.com



Ground floor



First floor



Second floor

