

**WILTSHIRE
DANIELS**

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**OFFICE SUITES TO LET IN IMPRESSIVE VICTORIAN BUILDING
OVERLOOKING HYDE PARK**

FEATURING STUNNING PERIOD ROOM ON THE FIRST FLOOR



62 BAYSWATER ROAD, LANCASTER GATE, W2

585/760/1,075 sq ft

LOCATION

The property is prominently situated on the north side of Bayswater Road overlooking Hyde Park. It is close 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 first, third and fifth floors all enjoying views over the park.

The first floor provides an imposing period style suite with original features.

The fifth-floor benefits from floor to ceiling windows and a full width balcony overlooking the park.

FLOOR	SQ FT	SQ M	RENT PSF	RATES	SERVICE CHARGE	TOTAL PSF	TOTAL PER ANNUM	
First	1,075	100	£65.00	£18.00	£10.00	£93.00	£99,975	
Third	760	71	£60.00	£18.00	£10.00	£88.00	£66,880	
Fifth	585	54	£65.00	£18.00	£10.00	£93.00	£54,405	

Service charge includes building insurance and electricity within the demise.

AMENITIES

- * Attractive Victorian building
- * Fine period entrance hall
- * Bright office suites with high plaster ceilings
- * Stunning first floor with original features
- * Passenger lift to fourth floor
- * Fifth floor suite with balcony and amazing views over Hyde Park
- * Comfort Cooling
- * Kitchen facilities

LEASE

New lease/s on terms by arrangement

LEGAL COSTS

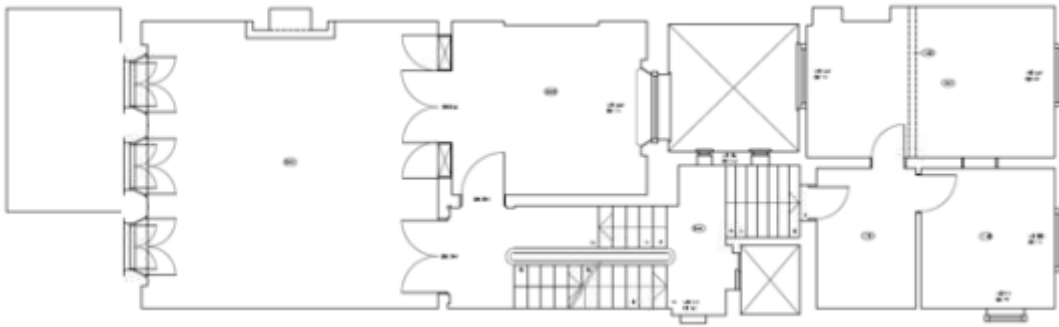
Each party to be responsible for their own legal costs.

VIEWING

By appointment through joint sole agents

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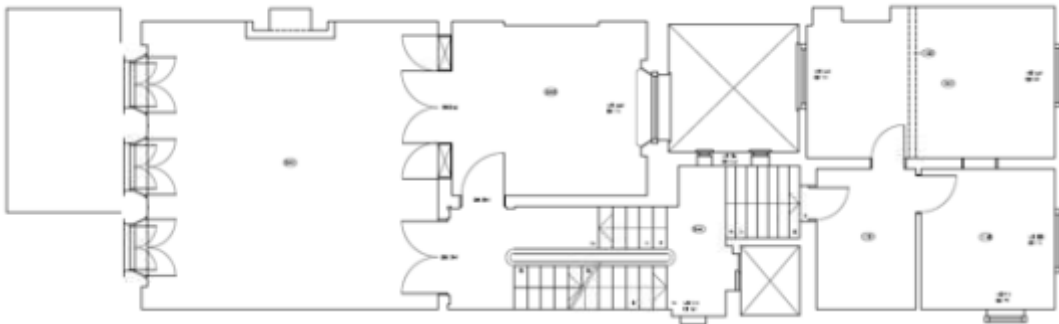
First floor



Third floor



Fifth floor



First floor



Fifth floor

