

**WILTSHIRE  
DANIELS**

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PROPERTY SINCE 1985



## **62 BAYSWATER ROAD, LANCASTER GATE, W2**

**IMPRESSIVE VICTORIAN BUILDING OVERLOOKING  
HYDE PARK WITH SHARED MEETING ROOM FACILITIES**



**Refurbished Suites of 585, 710 & 760 sq ft**

**FEATURING A STUNNING PERIOD ROOM ON THE FIRST FLOOR  
WITH HIGH CEILINGS AND ORIGINAL FEATURES & FIFTH FLOOR  
WITH BI-FOLD DOORS AND BALCONY OVERLOOKING HYDE PARK**

**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 refurbished office suites with high ceilings, original features and good natural light all enjoying views over the park.

The first floor front provides an imposing period style suite of two inter-communicating rooms with original features and double height ceiling. Would suit chairman, fashion company or trading office etc.

The fifth-floor provides an open plan suite benefiting from new contemporary bi-folding glass doors onto a full width balcony with exceptional views over the park.

FLOOR	SQ FT	SQ M	RENT PSF	RATES	SERVICE CHARGE	TOTAL PSF	TOTAL PER ANNUM
First	710	66	£75.00	£16.75	£13.66	£105.41	£74,841
Third	760	71	£70.00	£16.75	£13.66	£100.41	£76,312
Fifth	585	54	£75.00	£16.75	£13.66	£105.41	£61,665

**AMENITIES**

- \* Attractive Victorian building
- \* Fine period entrance hall
- \* Meeting rooms available at no extra cost
- \* 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
- \* Kitchenette facilities
- \* New shower facility being installed

**LEASE**

New lease/s on terms by arrangement

**LEGAL COSTS**

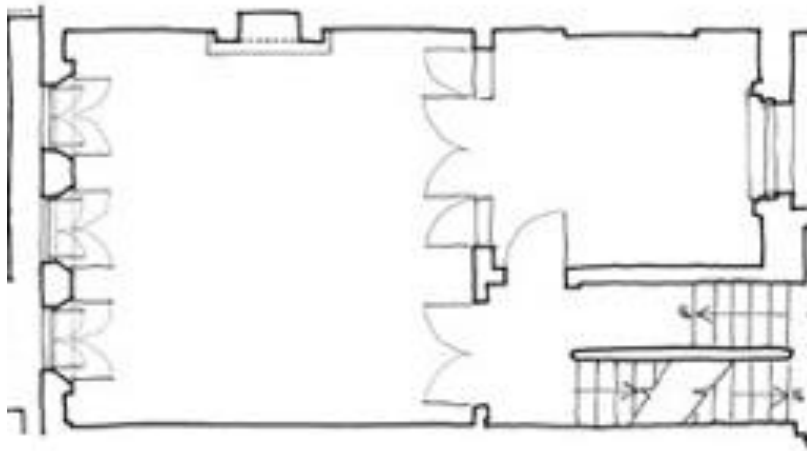
Each party to be responsible for their own legal costs.

**VIEWING**

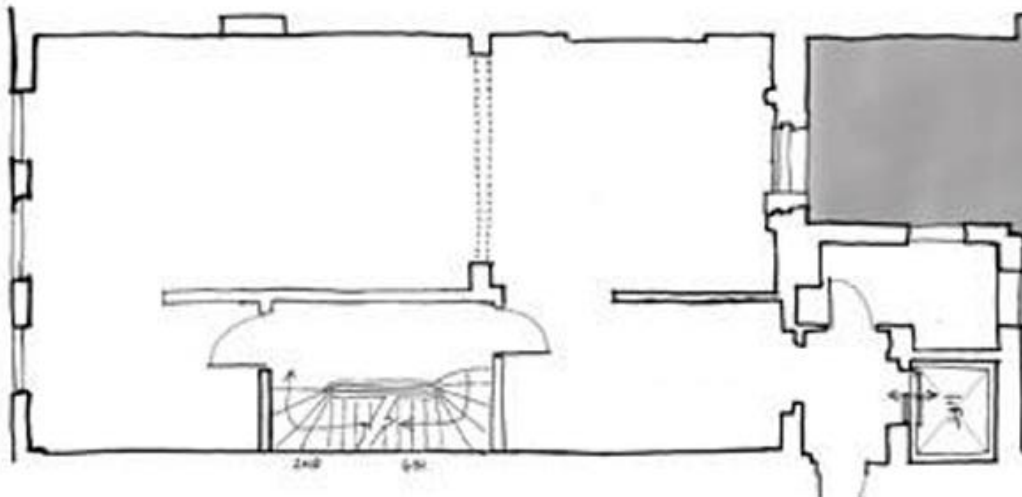
By appointment through joint sole agents

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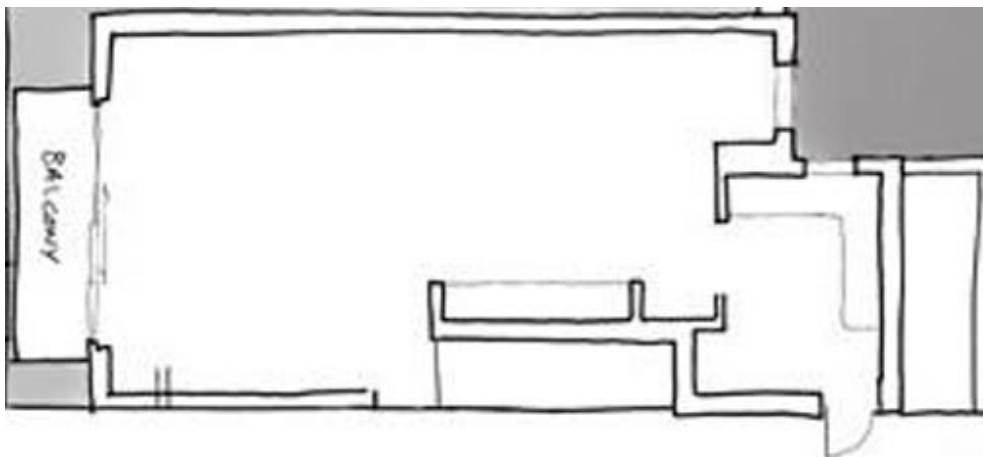
**First floor**



**Third floor**



**Fifth floor**







Entrance Hall – to be upgraded with new flooring and redecorated



First floor- to be redecorated and recarpeted



Third floor









Fifth floor



Balcony and view over Hyde Park

