

**WILTSHIRE
DANIELS**

CONNECTING PEOPLE TO
PROPERTY SINCE 1985



62 BAYSWATER ROAD, LANCASTER GATE, W2

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



Refurbished Suites of 395, 585 & 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	395	36	£75.00	£16.75	£13.66	£105.41	£41,637
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

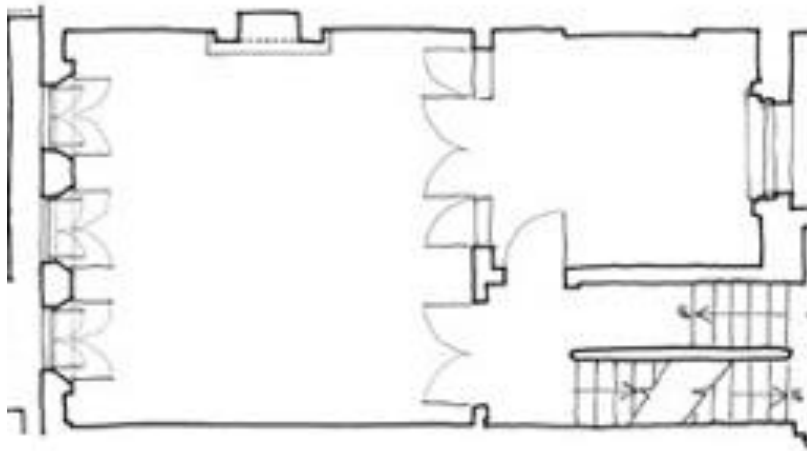
Each party to be responsible for their own legal costs.

VIEWING

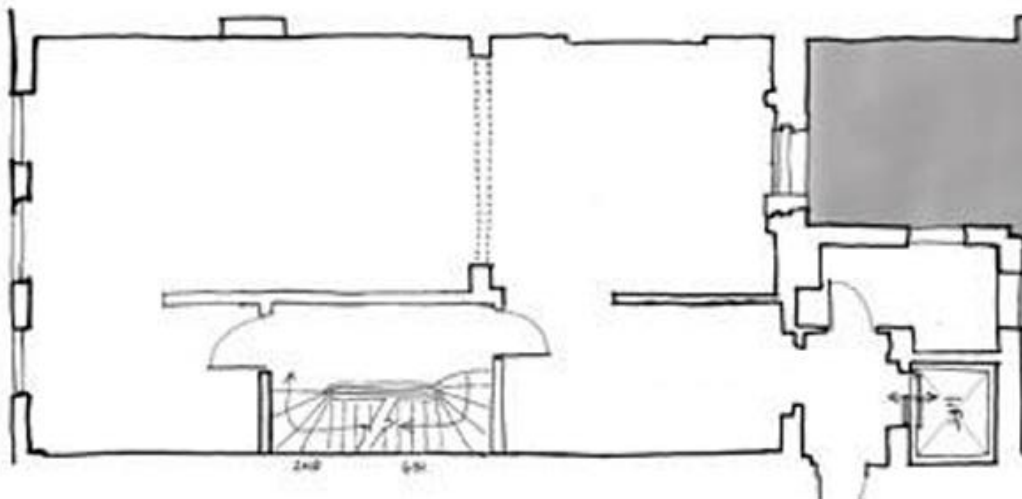
By appointment through joint sole agents

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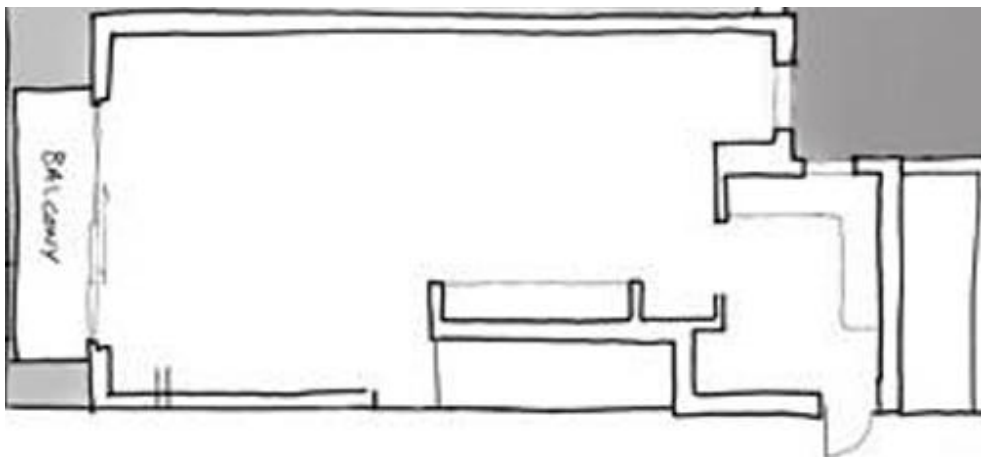
First floor



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

