



62 BAYSWATER ROAD, LANCASTER GATE, W2

**REFURBISHED OFFICES IN VICTORIAN BUILDING OVERLOOKING
HYDE PARK WITH COMPLIMENTARY MEETING ROOMS**



**FIRST FLOOR WITH STUNNING PERIOD ROOMS AND HIGH
CEILINGS WITH ORIGINAL FEATURES**

**FIFTH FLOOR WITH BI-FOLD DOORS AND BALCONY OVERLOOKING
HYDE PARK**

Suites of 395, 585 & 760 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 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 third floor has been newly refurbished and comprises four partially separated areas.

The fifth floor being 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	TOTAL PER MONTH	TOTAL PER ANNUM
First	395	36	£3,620.83	£43,450
Third	760	71	£6,966.66	£83,600
Fifth	585	54	£5,362.50	£64,350

Rent inclusive of rates, service charge and electricity.

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
- * Shower
- * Capped off services to third and fifth floors

LEASE

New lease/s on terms by arrangement

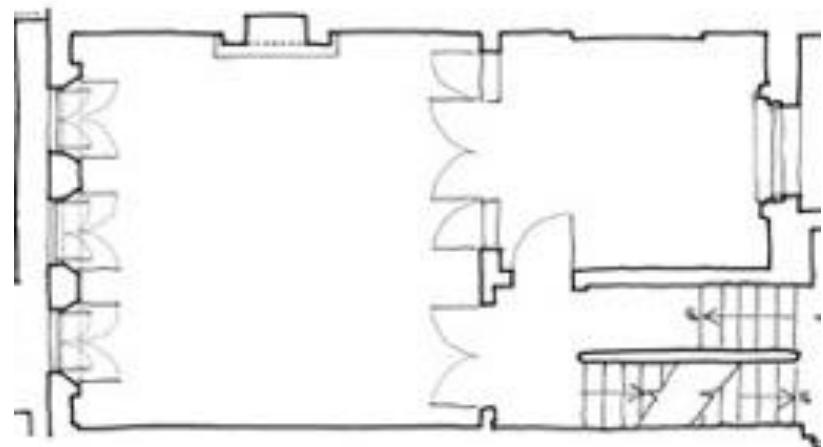
LEGAL COSTS

Each party to be responsible for their own legal costs.

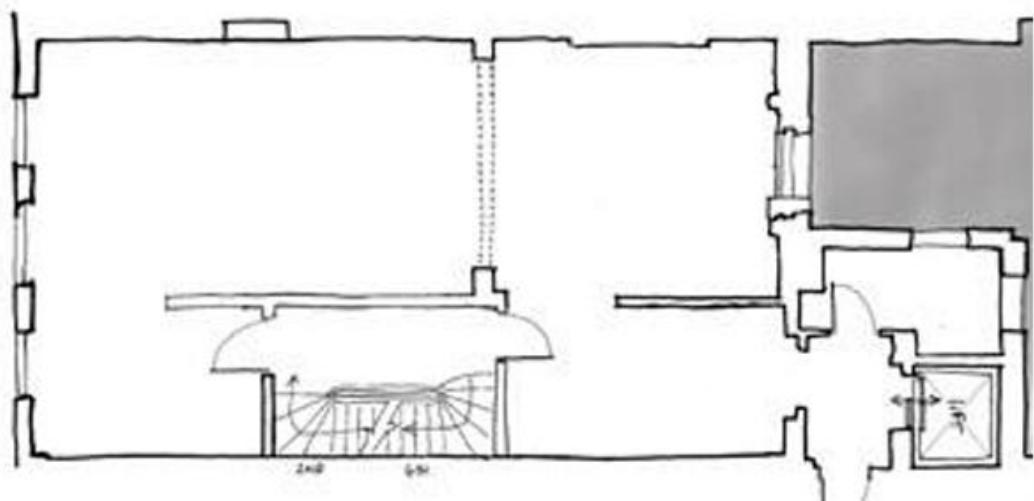
VIEWING

By appointment through joint sole agents
Daniel Isaacs
Wiltshire Daniels
020 7529 5559
dbi@wiltshiredaniels.com

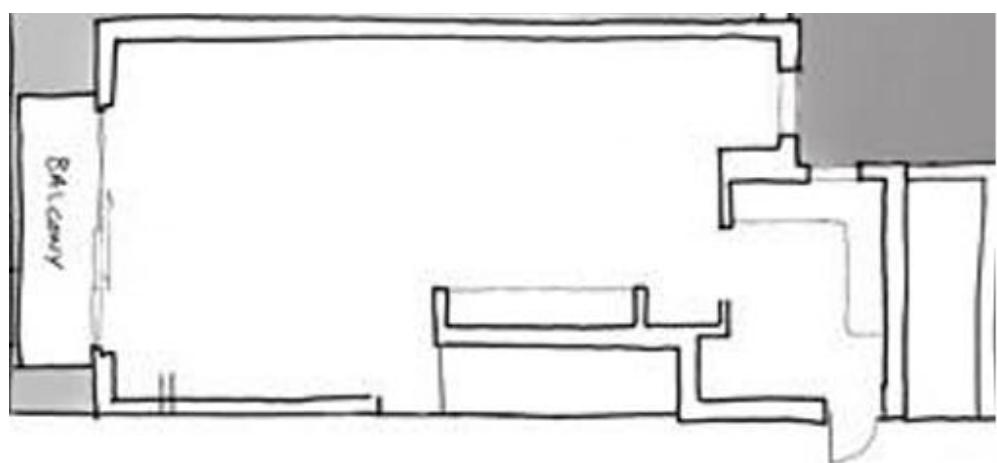
First floor



Third floor

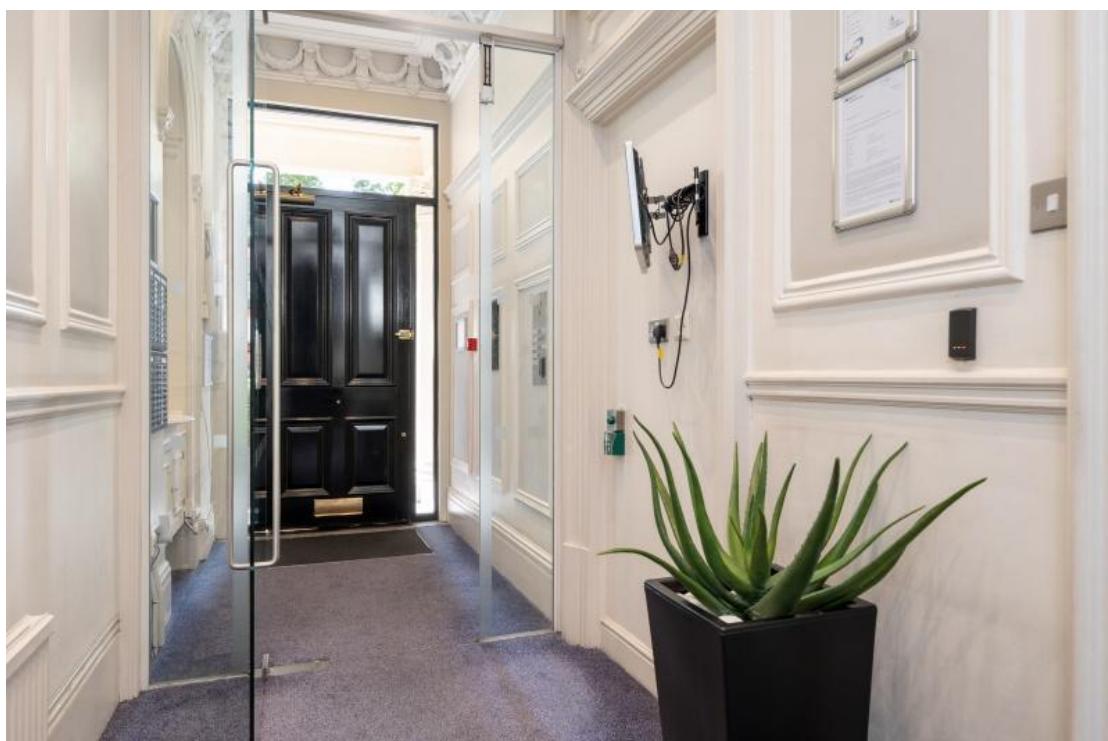


Fifth floor





Entrance Hall – to be upgraded with new flooring and redecorated



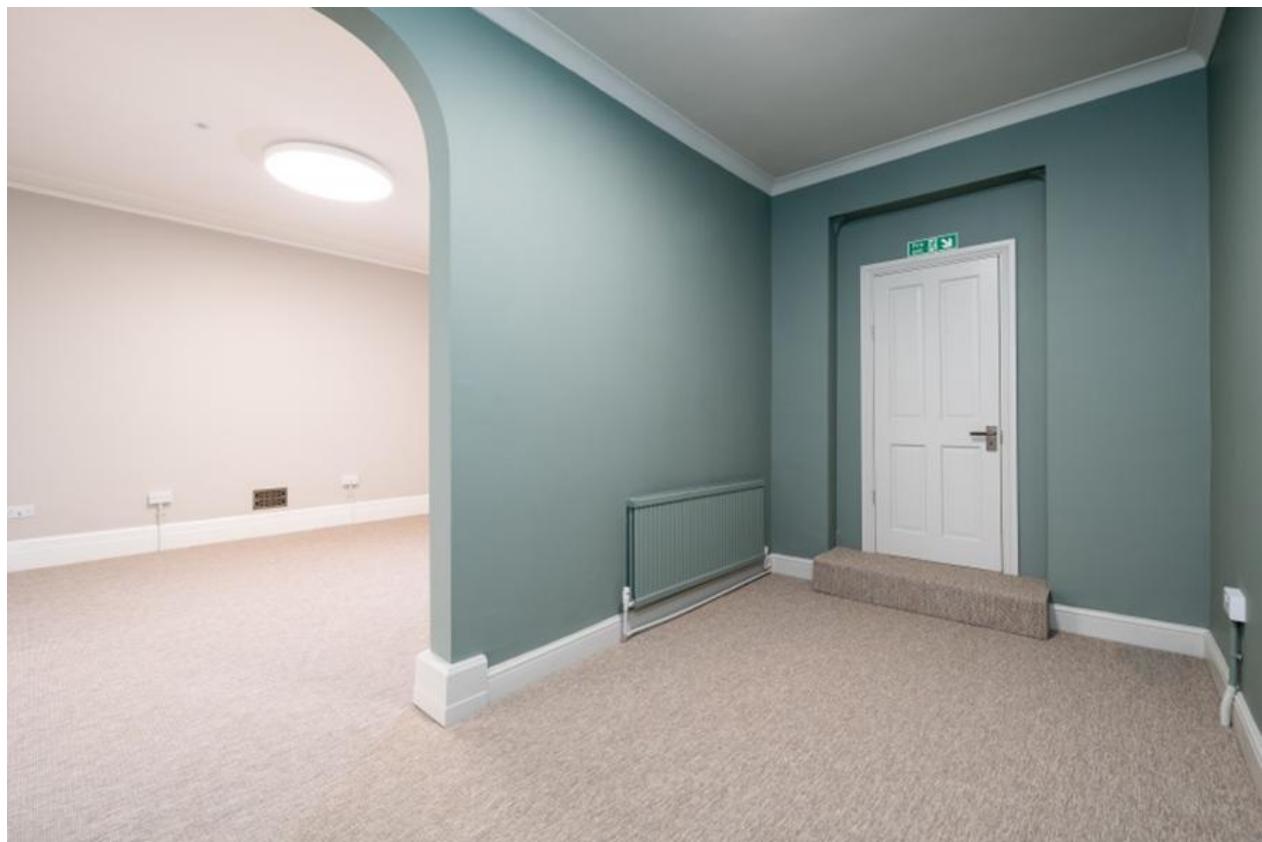
First floor







Third floor







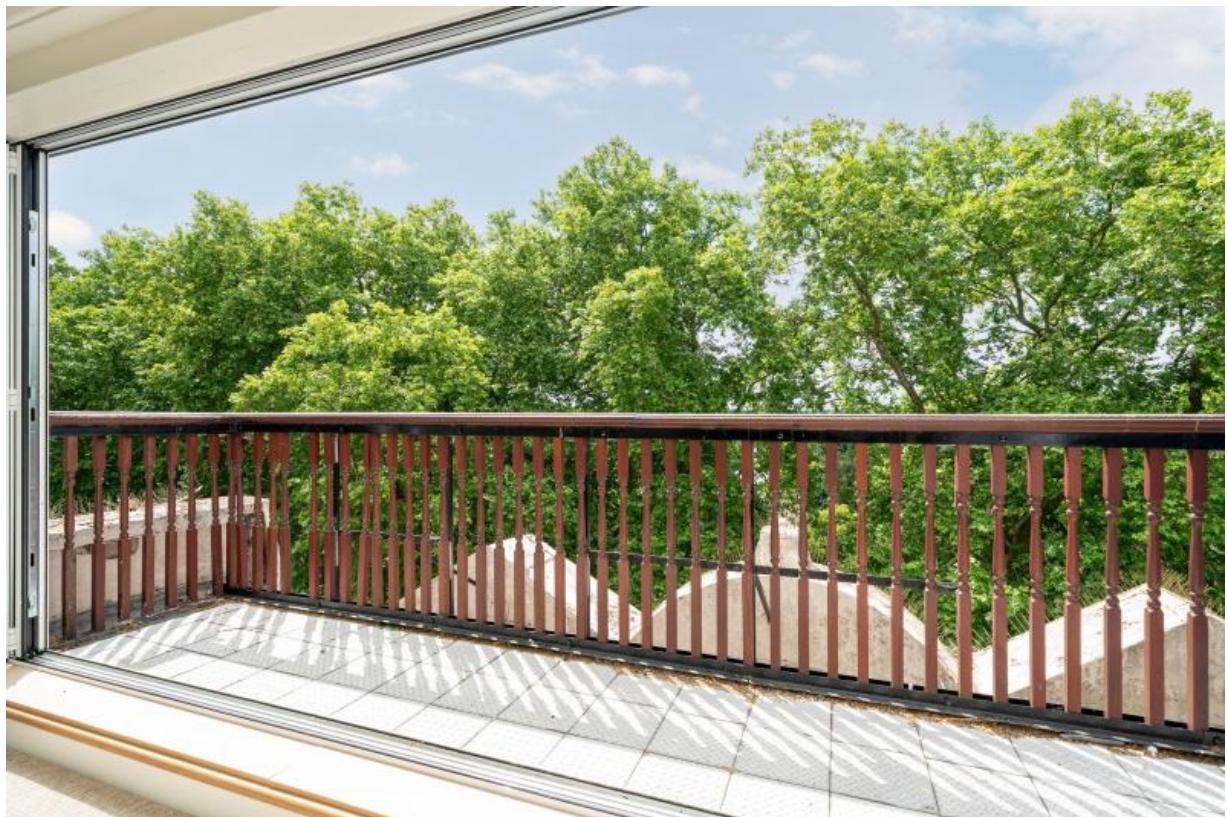
Fifth floor





Balcony and view over Hyde Park





11.25