

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **37 GLOUCESTER PLACE, LONDON W1**



**GROUND AND FIRST FLOOR PERIOD OFFICES**

**WITH LOW OUTGOINGS**

**NOT VAT ELECTED**

**TO LET**

**600 SQ FT - 1,300 SQ FT**

**LOCATION**

The property is located on the west side of Gloucester Place at the Portman Square end of the street, just north of George Street and a short walk from Marble Arch, Baker Street and Marylebone stations. There are a wide variety of shops and restaurants in the immediate vicinity, in Baker Street and Marylebone High Street and Portman Village.

**ACCOMMODATION**

The building is well maintained and the available accommodation comprises the ground and first floor offices approached through a traditional entrance hall offering fine period offices and benefitting from high ceilings, original cornicing, chandeliers and fire places having an approximate floor area of:

Ground floor	700 sq. ft.
First floor	600 sq ft
<b>TOTAL</b>	<b>1,300 sq ft (121 sq m)</b>

**AMENITIES**

- \* Typical Gloucester Place period building
- \* Traditional style entrance and common parts
- \* Period office with high ceilings and original features
- \* Electric heating
- \* Cabling
- \* Wood floor
- \* Private WC and kitchen facilities

**LEASE**

A new lease(s) for a term of five years outside L & T Act

**RENT**

£42.50 per sq ft

**RATES**

£17.60 per sq ft

**SERVICE CHARGE**

£4.00 per sq ft

**VAT**

The building is not VAT elected

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

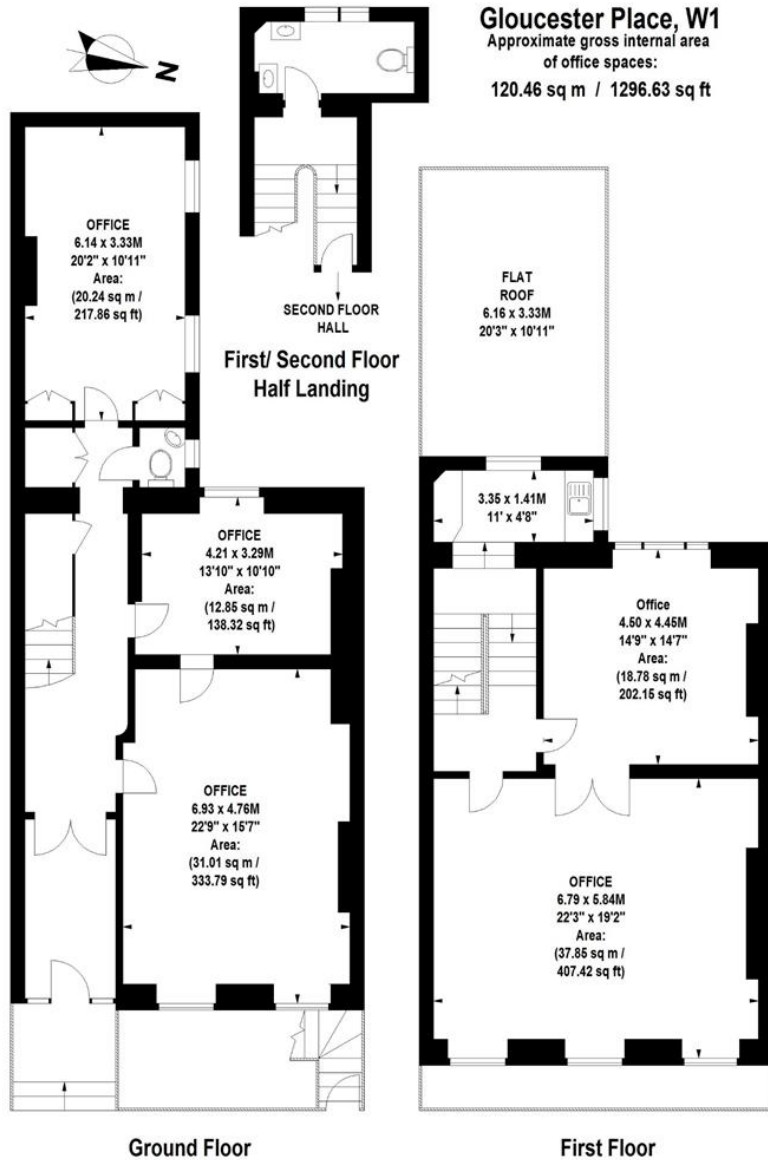
By appointment through joint sole agents

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Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

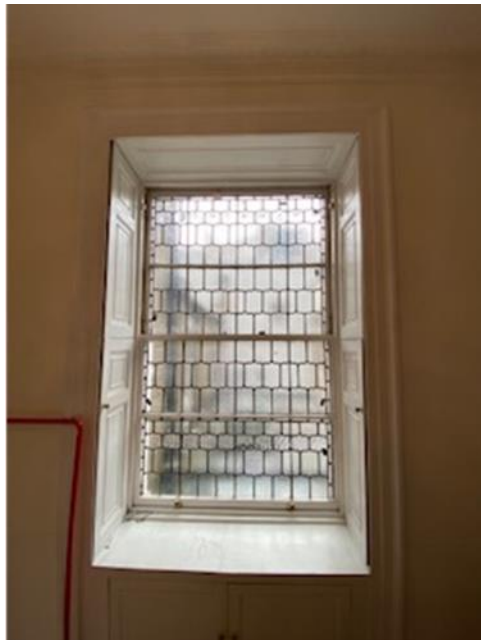
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable



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