



62 Bayswater Road

London, W2 3PH

**OFFICE SUITES TO LET IN
IMPRESSIVE VICTORIAN
BUILDING
OVERLOOKING HYDE
PARK FEATURING
STUNNING ROOMS ON
FIRST FLOOR
480/585/760/1,075 SQ FT**

480 to 2,900 sq ft

(44.59 to 269.42 sq m)

- Passenger lift to fourth floor
- Stunning period rooms on the first floor
- Fifth floor suite with balcony and amazing views over Hyde Park
- Comfort Cooling and Kitchen facilities
- New key point...

62 Bayswater Road, London, W2 3PH

Summary

Available Size	480 to 2,900 sq ft
Rent	£50 - £65 per sq ft
Business Rates	N/A
Service Charge	£30 per sq ft
EPC Rating	Upon Enquiry

Description

The available accommodation comprises bright office suites with high ceilings and good natural light on the first, second, third and fifth floors all enjoying views over the park. The fifth floor benefiting from a full width front facing balcony.

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 £12.00 £95.00 £102,125

Second 480 45 £60.00 £18.00 £12.00 £90.00 £43,400

Third 760 71 £60.00 £18.00 £12.00 £90.00 £67,500

Fifth 585 54 £65.00 £18.00 £12.00 £95.00 £55,575

Service charge includes building insurance and electricity within the demise.

Location

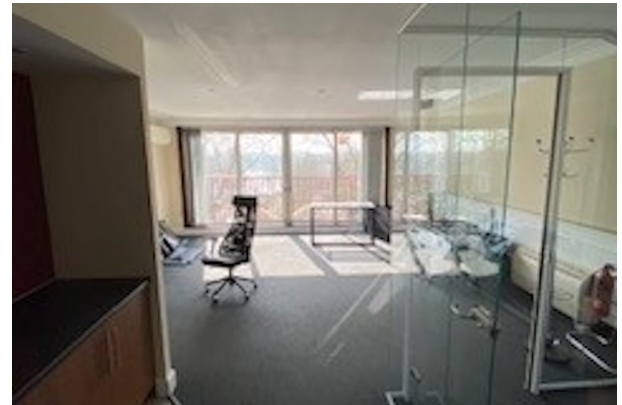
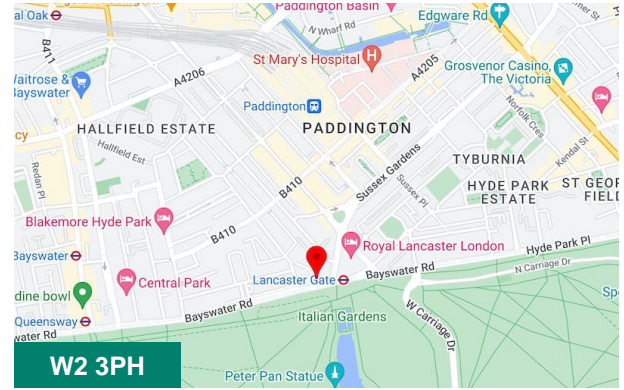
The property is prominently situated on the north side of Bayswater Road overlooking Hyde Park. It is in close proximity to Lancaster Gate underground station and also a short walk from Paddington Station.

There are shops and restaurants in the immediate vicinity and numerous bus routes serve the street.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd	480	44.59	Available
3rd	760	70.61	Available
5th - floor to ceiling windows and a full width balcony overlooking the park	585	54.35	Available
1st - Superb period office	1,075	99.87	Available
Total	2,900	269.42	



Viewing & Further Information



Daniel Isaacs

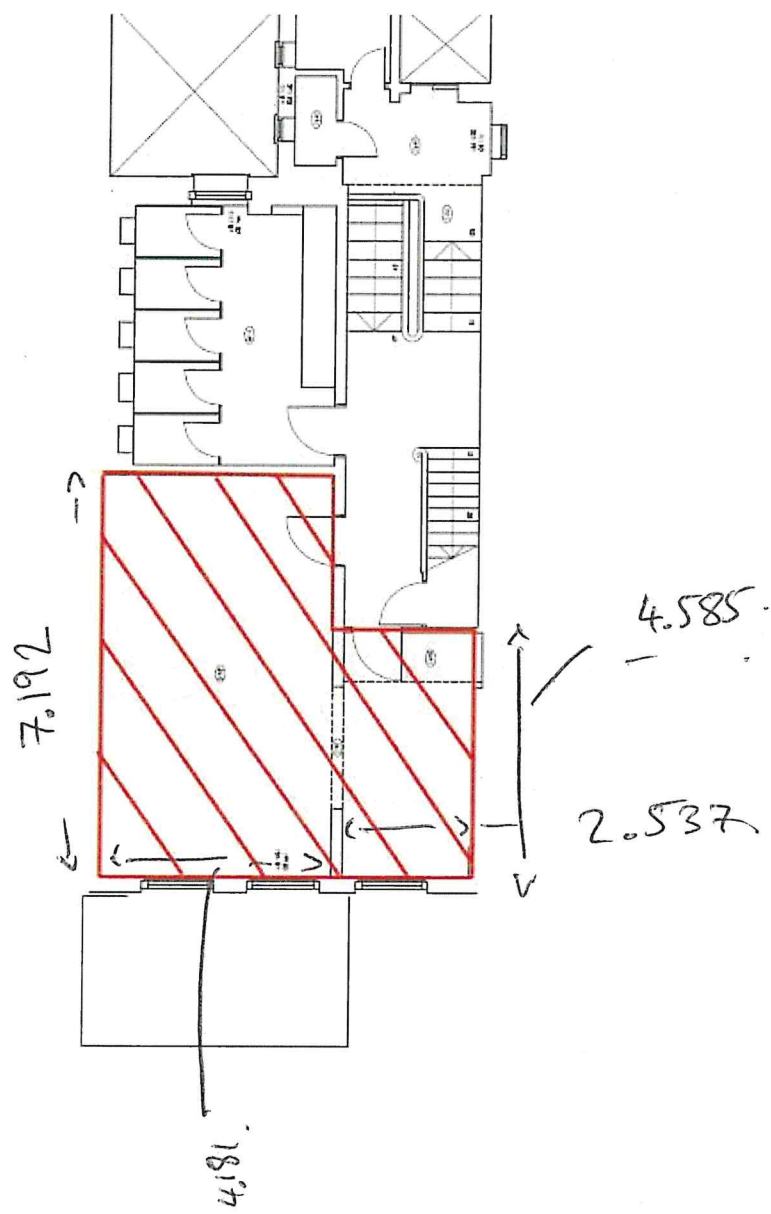
01234567890 | 07777777777

darryl+334-Daniel-Isaacs@tldg.co.uk

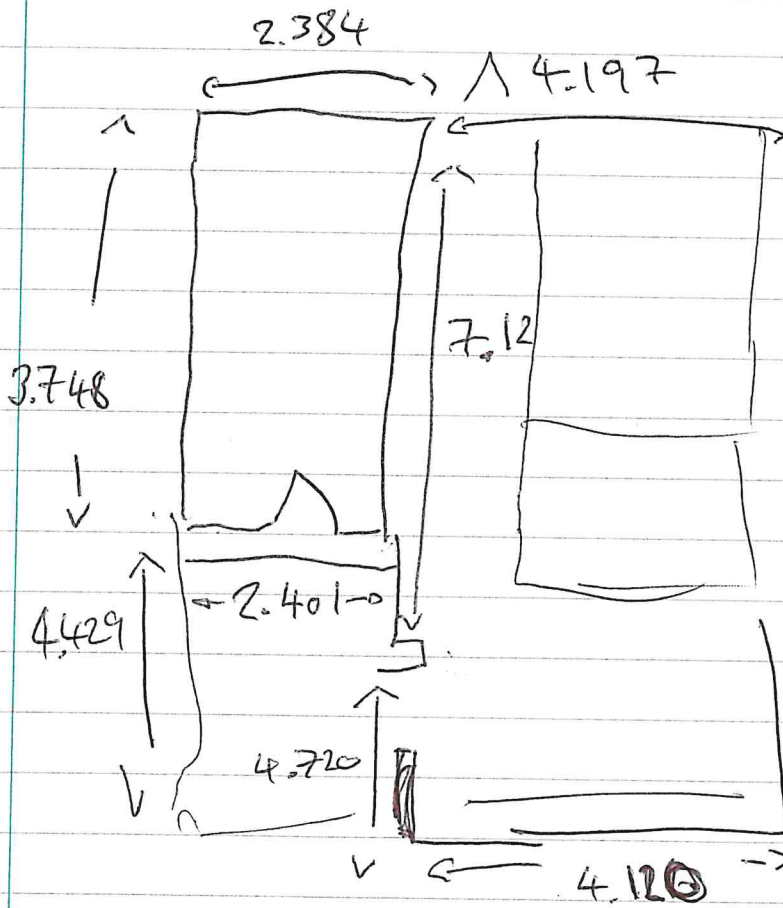
2nd Floor Floor Plan and sizing

Rental per annum: £34,999
Monthly: £2,917
Per Sq ft: £57.28

Monthly service charge: £1,500
Total: £4,417 per month



3rd Floor



5th Floor Floor Plan and sizing

Rental per annum: £34,999
 Monthly: £2,917
 Per Sq ft: £57.28

Monthly service charge: £1,500
 Total: £4,417 per month

Bayswater Road, W2

Approximate Gross Internal Area
 56.8 sq m / 611 sq ft

