



ATTRACTIVE SELF CONTAINED OFFICE

1st floor, 10 Wyndham Place

London, W1H 2PU

**A delightful 1st floor office
within a charming period
building offering great
natural light and situated in
a quiet yet central location**

460 sq ft
(42.74 sq m)

- Recently refurbished
- Great natural light
- Parquet timber floor
- Generous floor to ceiling height
- Large kitchen and break out area
- Own WC
- Quiet location
- Close to all amenities in buzzing Crawford Street

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Summary

Available Size	460 sq ft
Passing Rent	£30,000 per annum
Rates Payable	£900 per month
Service Charge	£135 per month inclusive of utility costs
VAT	To be confirmed
EPC Rating	E

Accommodation

The accommodation comprises the following floor area and costs:

Floor/Unit	sq ft	Total /sq ft	Total month	Total year
1st	460	£92.22	£3,535	£42,420

Description

A spacious 1st floor office within a well maintained period building that has been recently refurbished to a contemporary style whilst retaining many original features and benefits from lovely parquet timber floors to the main areas, Amtico to the kitchen area, large fireplaces and views onto Wyndham Place. The suite is accessed via a grand reception and generous staircase.

Location

Located close to the junction of Wyndham Place and Crawford Street with a variety of food and drink offerings nearby.

Edgware Road, Marylebone and Baker Street stations are within easy walking distance and provide access to the Jubilee, Hammersmith + City, Circle, District, Bakerloo, Metropolitan underground lines as well as main line services.

Terms

Assignment of an existing lease that will expire on 23 March 2028 with a tenant only break clause on 23 March 2026.....therefore approximately 3 years, 9 months to run until lease expiry and 1 year 9 months until the lease can be terminated.

Availability

This property is available for immediate occupation.

Legal costs

Each party to pay their own legal costs and 50% each of the cost of obtaining the landlord's consent to an assignment.

Inspections

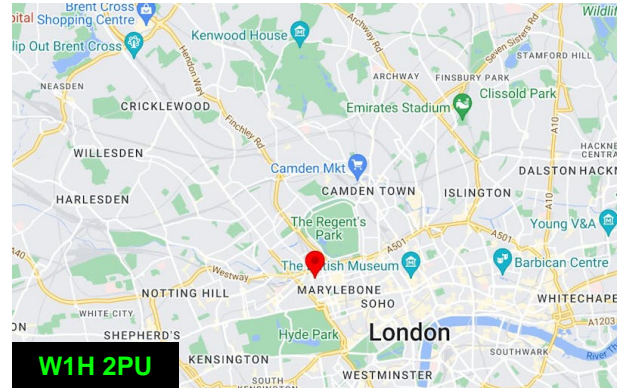
Via the assignee's sole agent, Ashurst Real Estate

Dedicated website

Further information, photos and a floor plan can be seen at <https://bit.ly/1stfloor10WyndhamPlace>

Ashurst Real Estate

If this property is not what you are looking for, take a look at our other properties at <https://bit.ly/AshurstREproperties>



Viewing & Further Information



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1st floor

