



## Ground & Basement Offices

1 Park Road, London, NW1 6XN

**£45,000 Per Annum**

A prime central London office opportunity, located directly opposite Regents Park, and less than a minute walk to Baker street station. The available unit comprises of a self contained ground and lower ground office accessed by a private entrance or by the main door off the street. Wooden flooring throughout and benefitting from its own kitchenette, WC and rear private garden and terrace. The offices are located close to several tourist destinations including 'Sherlock Holmes Museum' and The Beatles memorabilia store. The property is also within 5 mins walk of Marylebone station. This property would suit a professional company seeking their own self contained offices, interested parties are advised to take planning advice.

Price per annum - £45,000 - there is no VAT chargeable

Business rates - approx. £10,603.75 per annum - clarification with Westminster council is advised

Utility Costs - the new occupier will be responsible to pay any outgoing utility costs.

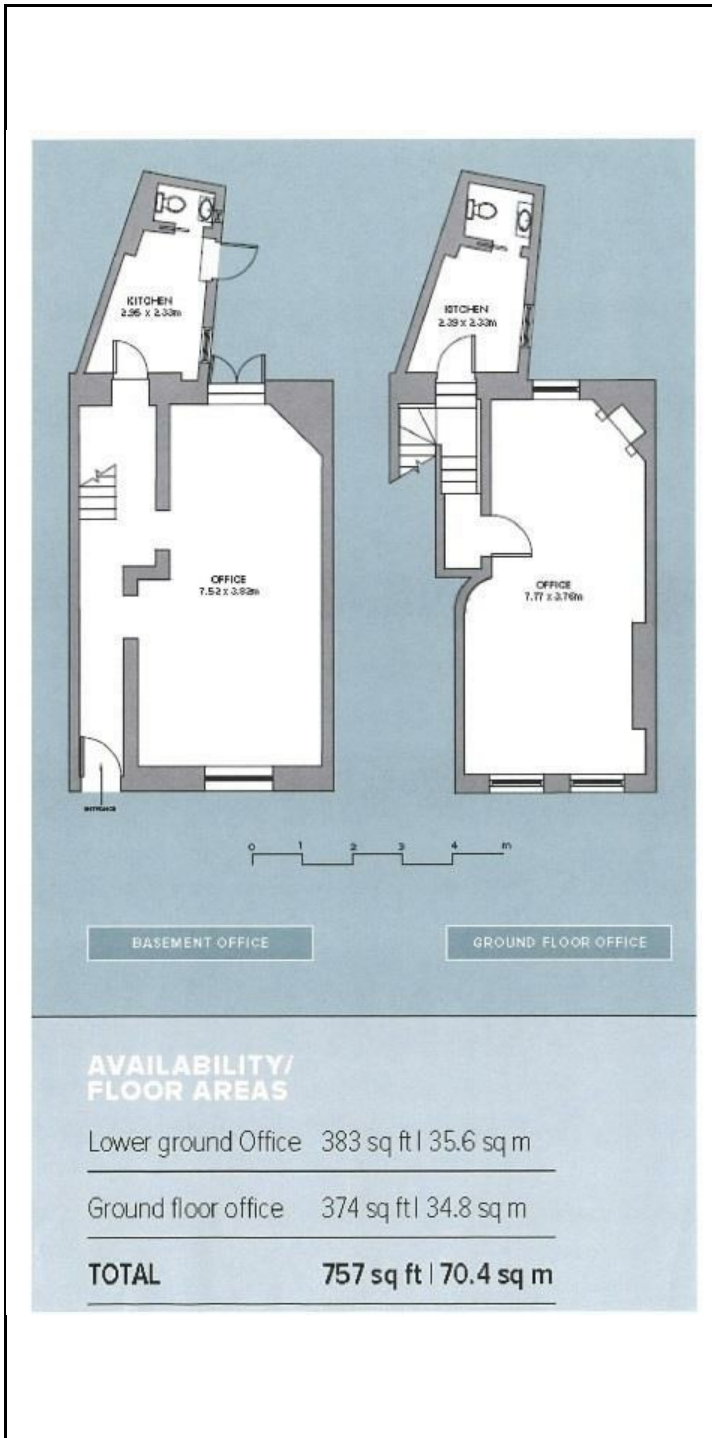
- Duplex Office Space
- Prime Central Location
- Junction of Baker Street and Park Road
- Ground and Lower Ground Private Terrace/Garden

### Viewing

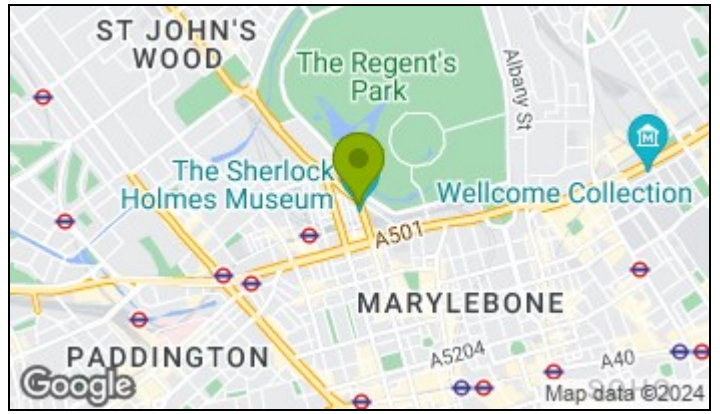
Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Messila Residential**

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