



## Ground & Basement Offices

1 Park Road, London, NW1 6XN

**£45,000 Per Annum**

A prime office space located directly opposite Regents Park and less than a minute's walk from Baker Street Station.

The available three-office unit comprises a self-contained ground and lower ground office, accessible via a private entrance or through the main door off the street. The space features wooden flooring throughout and benefits from its own kitchenette, WC, and a rear private garden and terrace.

Situated near several tourist attractions, including the Sherlock Holmes Museum and The Beatles memorabilia store, the property also offers excellent transport links, being just a 5-minute walk from Marylebone Station.

This office would be ideal for a professional company seeking self-contained premises. Interested parties are advised to seek 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.

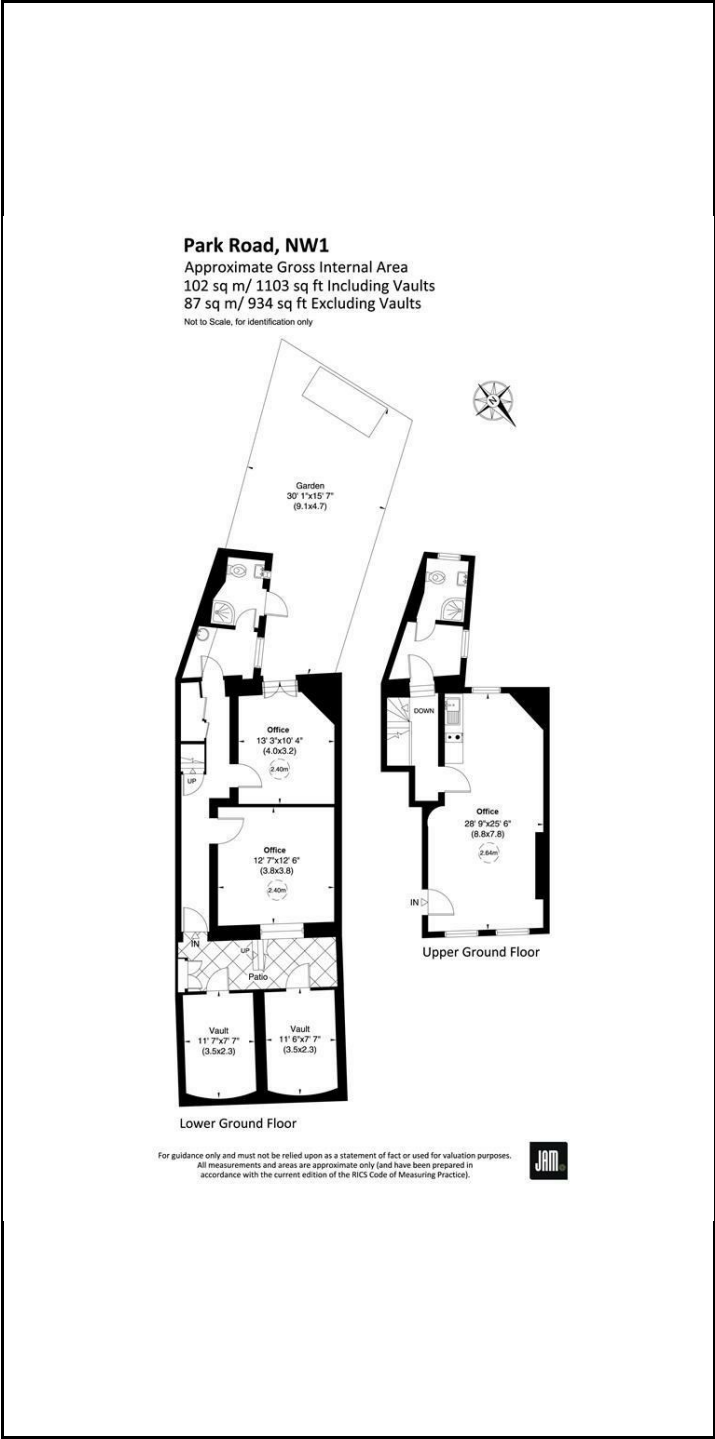
- Duplex Office Space
- Prime Central Location
- Junction of Baker Street and Park Road
- Ground and Lower Ground Private Terrace/Garden

### 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.

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