



1 PARK ROAD LONDON NW1 6XN

GROUND & LOWER GROUND FLOOR OFFICE **TO LET**

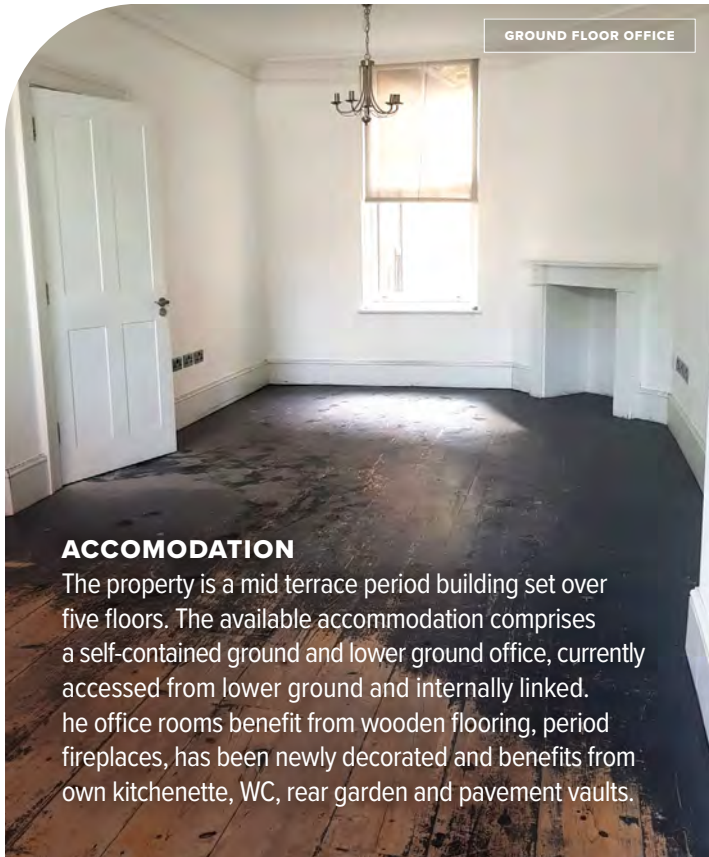


LOCATION

The subject property is located at the junction of Park Road and Baker Street, directly opposite Regents Park.

The property is located close to a number of tourist spots including Sherlock Holmes Museum, The Beatles Store, Rock N Roll Memorabilia store, and with F&B and leisure operators including The Volunteer Pub (next door), Total Chi yoga pilates, and Saint Espresso all close by. The property is a short walking distance of Baker Street underground station and Marylebone Railway Station.

PRIME CENTRAL LONDON OFFICE OPPORTUNITY

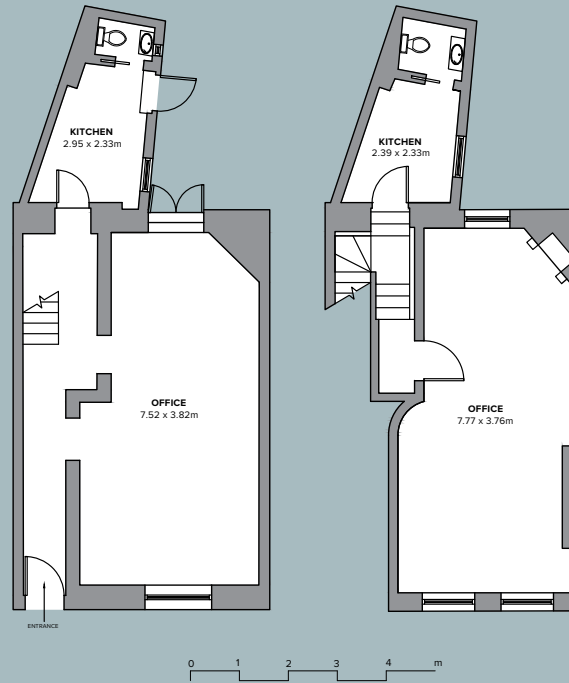


ACCOMODATION

The property is a mid terrace period building set over five floors. The available accommodation comprises a self-contained ground and lower ground office, currently accessed from lower ground and internally linked. The office rooms benefit from wooden flooring, period fireplaces, has been newly decorated and benefits from own kitchenette, WC, rear garden and pavement vaults.



FLOORPLANS



BASEMENT OFFICE

GROUND FLOOR OFFICE

AVAILABILITY/ FLOOR AREAS

Lower ground Office	383 sq ft 35.6 sq m
Ground floor office	374 sq ft 34.8 sq m
TOTAL	757 sq ft 70.4 sq m

1 PARK ROAD LONDON NW1 6XN

PLANNING

We understand the property would fall within Class E of the amended Use Classes Order. The property would suit a professional company who may seeking their own self-contained business premises in a convenient West End location. The property may also suit a change of use to medical or dental surgery or similar. Interested parties are advised to take their own planning advice.

SERVICE CHARGE

The occupier would be responsible for their own utilities' costs. Service charge to be confirmed upon application. The occupier would be responsible to reimburse an annual building insurance contribution.

BUSINESS RATES

According to the VOA website the premises:

Rateable Value: £20,504

The multiplier for 22/23 is 51.2p

Rates Payable: approximately £10,498

Interested parties are advised to contact Westminster City Council business rates department for confirmation.

PRIME CENTRAL LONDON OFFICE OPPORTUNITY

EPC

The Landlord has carried out an EPC, which is available to interested parties on application.

RENT

The Landlord is seeking a rent of £50,000 per annum exclusive of service charge, business rates and all other outgoings.

LEASE

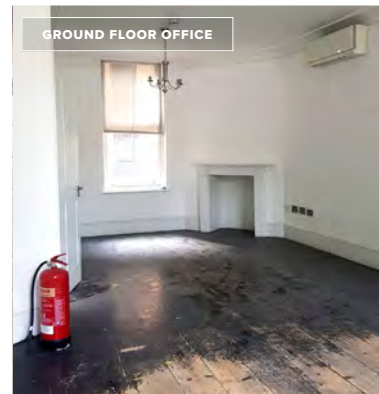
A new lease on full repairing and insuring terms is available direct from the Landlord on terms to be agreed between the parties.

VAT

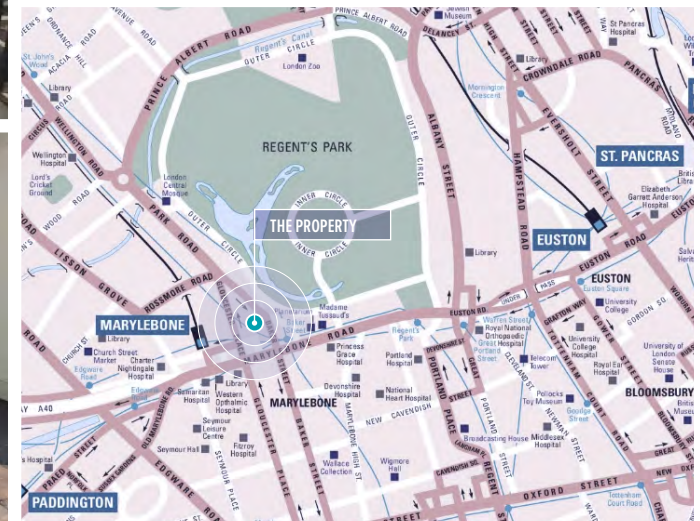
The property is not elected for VAT, therefore VAT is not applicable to rent payments.

LEGAL COSTS

Each party is to bear their own legal and professional costs in this transaction.



1 PARK ROAD LONDON NW1 6XN



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.

All viewings are by prior appointment from the Landlord's sole agents, May & Company:

Adam Marks

E adam@mayandcompany.co.uk

T 020 3503 0635

M 07534 846312

MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

PRIME CENTRAL LONDON OFFICE OPPORTUNITY