

**GROUND FLOOR
OFFICES TO LET**

489 / 646 / 1,134 sq ft.

57/59 GLOUCESTER PLACE, LONDON W1



Location:

The building is located on the west side of Gloucester Place, north of the junction with George Street. The numerous shops, bars and restaurants around George Street, Baker Street and Oxford Street are within a short walk.

Baker Street (Jubilee, Metropolitan and Bakerloo lines), Marble Arch (Central line) and Bond Street (Central and Jubilee lines) underground stations. There are also numerous bus routes north up Gloucester Place and south down Baker Street.

Accommodation: The Ground floor(s) of this office property combining the elegance of period features with modern efficient floor plates.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
Ground (59)	489	45.4
Ground (57)	646	60.0
Total	1,134	105.4

Amenities:

- Category Ve cabling
- Comfort Cooling
- Retained period features
- WC facilities
- Kitchenette

Lease: A new Full Repairing and Insuring Lease / leases for a term by arrangement direct from the Portman Estate.

Rent: £37.50 per square foot per annum exclusive.

Service Charge: Currently running at £7.30 psf per annum.

Rates: TBC

Viewing: By appointment with the sole agents: -

Colliers Godfrey Vaughan
9 Marylebone Lane
London
W1U 1HL

William Habershon
020 7487 1629

Julie Rees
020 7487 1789

**NB Particulars and photographs may be viewed on our website:
www.colliersgodfreyvaughan.co.uk**