

**58 QUEEN ANNE STREET
LONDON, W1
Ground floor front - 523 SQ FT**

Divided into 2 offices of 360/163 sq ft



Location:

The property is located on the north side of Queen Anne Street, close to its junctions with Welbeck Street and Wimpole Street. There are numerous shops, bars and restaurants within walking distance on both Oxford Street and Marylebone High Street. The property is within close walking distance of Bond Street (Central and Jubilee lines), Oxford Circus (Central, Victoria and Bakerloo lines) and Baker Street (Jubilee, Bakerloo, Circle and Hammersmith & City lines) underground stations.

Accommodation: The ground floor front at 58 Queen Anne Street provides approximately 523 sq ft of good quality redecorated office accommodation which elegantly combines period features with modern specification.

The floor is naturally split into an open plan area with a separate meeting/boardroom which can both be accessed directly from the spacious period entrance hall.

The incoming tenant will have the use of our client's kitchen on the lower ground floor.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
Part ground	523	48.6

Amenities:

- Comfort cooling
- Use of a kitchen
- Receptionist
- Male & female WCs
- Good natural light
- Boardroom furniture available

Tenure: A flexible sublease or licence is available from the current tenant.

Rent: £45.00 per square foot per annum exclusive.

Please note that we are also able to offer this floor on an inclusive basis. Terms available on request.

Service Charge: TBC.

Rates: Estimated at £12.00 per square foot per annum.

Viewing: Strictly by appointment with sole agents:

Tom Tregoning
020 7487 1813
tom.tregoning@colliersgv.co.uk

Mike MacKeith
020 7487 1942
mike.mackeith@colliersgv.co.uk