



5 PRAED STREET  
W2 1NJ

Offices to Let



KEY POINTS

- > 2 Passenger lifts
- > Manned reception
- > Excellent natural light
- > Close proximity to Underground Stations

TENURE	TO LET
SIZE	1,174 TO 3,518 SQ FT
RENT	£35.00 PER SQ FT
EPC	D (90)

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

The property is located on the South side of Praed street, close to the junction of Edgware Road. The nearby Stations are Edgware Road Station (400 ft), Paddington Station (0.4 miles) and Marble Arch Station (0.6 miles).

## ADDITIONAL INFORMATION

The available accommodation is comprised of the entire 3rd floor and the 2nd floor front.

The 3rd floor can be split into two separate units, both of approximately 1,200 sq ft each. The rear office offers a large open plan area, a private office, a kitchen and WC. The front office it is divided up into 3 private offices, a large meeting room together with a kitchen and WC.

The 2nd floor front offers an open plan office, a private office suite, kitchen and a WC. Both floors have air conditioning, suspended ceilings and are carpeted throughout.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Rates Payable
3rd	2,344	217.76	£82,000.00 per annum	£42,929.66 per annum
2nd - front	1,174	109.07	£41,000.00 per annum	£18,829.31 per annum
<b>Total</b>	<b>3,518</b>	<b>326.83</b>		

## SPECIFICATIONS

- 2 Passenger lifts
- Excellent location
- Comfort Cooling
- Suspended ceilings
- Manned reception

## VIEWINGS

Strictly via appointment through sole agents Savoy Stewart.

## TERMS

A new lease for a term to be arranged.

## RENT

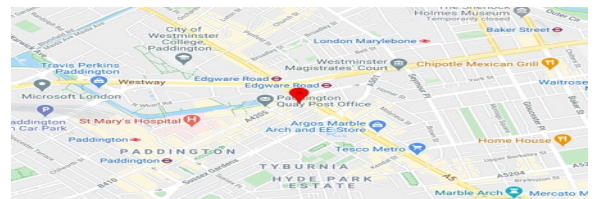
£35.00 per sq ft

## BUSINESS RATES

Available on Request

## SERVICE CHARGE

Available on Request



## VIEWING & FURTHER INFORMATION



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