



TO LET

800 sq ft (74.3 sq m) 1st floor mews office



CELBRIDGE MEWS
PADDINGTON W2 6EU



LITTLE VENICE

LOCATION

Celbridge Mews is an attractive courtyard mews situated off Porchester Road. It is 2 minutes walk to Royal Oak and close to Paddington Station. It is also very close to the shopping and local amenities of Queensway and Westbourne Grove, such as nearby Waitrose and Whiteleys.

Transport Links:

Royal Oak (Hammersmith & City & Circle lines).....	2 min walk
Bayswater (District & Circle).....	11 min walk
Queensway (Central Line).....	13 min walk
Paddington (National Rail, Circle, Hammersmith & City, District, Bakerloo).....	15 min walk

DESCRIPTION

The office is situated on the 1st floor of this modern corner mews building and offers approximately 800 sq ft of space as a mixture of interconnecting open plan rooms. The space is bright and well decorated with wood flooring. The office has perimeter trunking and is accessed via a spiral staircase.

CONTACT



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SPECIFICATION

- Attractive Mews
- Quiet location
- High ceilings
- Very good natural light
- Kitchenette & WCs (shared)
- Gas central heating

RENT

£36,000 per annum (£45 per sq ft)

SERVICE CHARGE

Available on a new lease on terms to be agreed.

BUSINESS RATES

£15.82 per sq ft approx. 2021/22 to be confirmed with local authority.

TERM

Available on a new lease on terms to be agreed.

EPC

Rated E (103)

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