



OFFICE TO LET | 1,190 SQ FT

9 SPRING STREET, PADDINGTON, LONDON, W2 3RA



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## EXCELLENT CENTRAL LONDON OFFICE PREMISES IDEALLY SUITED FOR OFFICE, CLINIC AND THERAPY ROOMS

- Excellent High Street Location  
Close to Hyde Park W2
- Convenient Travel links  
Including Paddington Mainline,  
Heathrow Express, Elizabeth  
Line, Bakerloo, Hammersmith  
and City, Circle and District Lines
- Recently Refurbished  
Throughout Including Three  
Kitchenettes and Two WC's
- Ideal and Easy Location for  
Visiting Clients
- Air Conditioning



# DESCRIPTION

Situated in the heart of Paddington W2 these newly refurbished offices are an ideal central London base for a variety of potential businesses such as offices, showroom or clinic and wellbeing purposes. The location provides excellent access for all visiting clients.

The property is set over part ground and basement floors of this period building and benefits include wood effect flooring, air conditioning, good ceiling height, LED lighting and gas central heating.

The layout of the premises includes four office rooms over two levels. Three kitchenettes and two WC's.

The premises are presented in excellent decorative condition with new kitchen and bathroom in the main office.



# LOCATION

Spring Street is a quaint one way street set between Sussex Gardens and Craven Road and only a few minutes' walk from the beautiful greenery of Hyde Park.

The premises are located close to excellent transport links from Paddington Station (Bakerloo, Hammersmith & City, Circle and District Line) and Lancaster Gate (Central Line). Elizabeth Line and Heathrow from Paddington via Heathrow Express in 15 minutes.



## AVAILABILITY

## RENT

£29,500 per annum

## RATES & CHARGES

Service charge: £1,850 per annum  
Rates payable: £6,000 per annum

## TERMS

A new lease for a term by arrangement.

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



**Will Dyke**

02074439867

07476 995749

[will@dutchanddutch.com](mailto:will@dutchanddutch.com)



**Peter Wilson**

0207 4439862

07896678182

[peter@dutchanddutch.com](mailto:peter@dutchanddutch.com)

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