

304 Edgware Road, City Of Westminster, London, W2 1DY

TO LET

Office

1,062 sq ft / 98.7 sq m

£26.50 per sq ft

Self-contained private office moments from Edgware Road Station



- Great transport links
- High ceilings throughout
- 3 meeting rooms
- Private WCs/kitchenette
- Air conditioning throughout
- Excellent natural light
- Fully self-contained

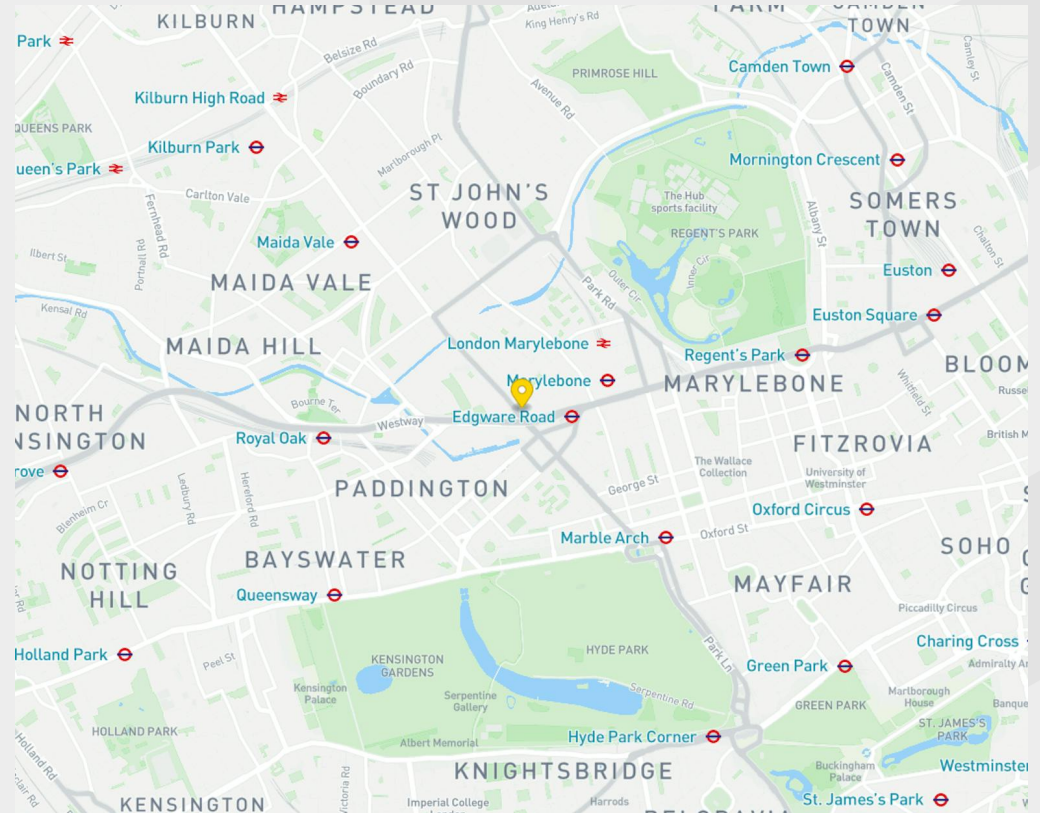


Description

A 1,062 sq ft office located on the first floor directly above the entrance to Edgware Road Station and benefits from its own private access, WCs and kitchenette. The office is presented in CAT A condition left by the previous tenant. The office presents two well sized meeting rooms and one private office.

Location

The property is located within The City Of Westminster benefitting from a variety of eateries, shops, and services, such as: Marks & Spencer, Skylark Roof Garden, Pizza Express, Openaire Cinema and many more. The area is well-connected, with Edgware Road (Bakerloo) Tube station directly below, as well as Paddington Station within a 10-minute walk, providing convenient access to various parts of London.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit	1,062	98.66	£26.50	On Application	On Application	Available

Tenure

New Lease

EPC

C

VAT

Upon enquiry

Configuration

Not Fitted

Contacts

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Further Information

[View on Website](#)

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