



## Excellent central London office premises ideally suited for Office, Clinic and Therapy Rooms

### SPRING STREET

Paddington, W2 3RA

Office

### TO LET

1,190 sq ft

(110.55 sq m)

- 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
- Part rear ground floor and basement
- Air Conditioning

# Spring Street, Paddington, London, W2 3RA

## Summary

<b>Available Size</b>	1,190 sq ft
<b>Rent</b>	£27,500 per annum
<b>Rates Payable</b>	£6,000 per annum
<b>Service Charge</b>	£1,850 per annum
<b>EPC Rating</b>	D

## 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.

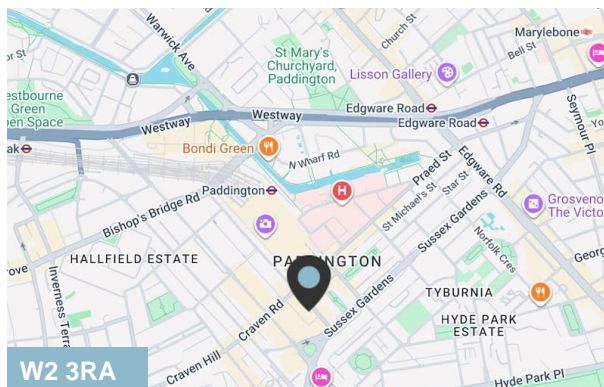
The premises are located close to excellent transport links from Paddington Station (Bakerloo, Hammersmith & City, Circle and District Line) and Lancaster Gate (Central Line). Elizabeth Line and Heathrow from Paddington via Heathrow Express in 15 minutes.

## Terms

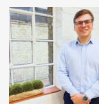
A new lease for a term by arrangement.

## VAT

No VAT.



## Viewing & Further Information



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