

To Let

Office Property

Modern office space with impressive entrance

63-65 Goldney Road, London, W9 2AR



- 2,540 - 9,506 Sq Ft (236 - 883 Sq M)
- High quality fit-out providing mix of open plan and cellular offices
- Large terrace
- New lease available or short term sub-lease

63-65 Goldney Road, London, W9 2AR



Location

The property is located on the northern side of Goldney Road close with the junction of Chippenham Road and Elgin Avenue.

Warwick Avenue and Maida Vale (Bakerloo line) underground stations are both within a 10 minute walk.

Description

The properties are arranged over two floors and benefit from the following amenities:

- Excellent natural light
- Partial air conditioning
- Double height ceiling
- Raised floors
- Modern reception area
- 6 large meeting rooms
- Central open plan soft seating area
- 4 WC's
- Parking for circa 6 cars
- Large terrace

The subject properties comprise two warehouse style gated courtyard offices located at the rear of the development known as 63/65 Goldney Road. The properties are accessed via a purpose built access route underneath the larger modern building fronting Goldney Road.

Accommodation

The accommodation provides the following floor areas:

Accommodation (NIA)	Sq Ft	Sq M
Unit A (north) Ground	3,953	367
Unit A (north) First	3,013	280
Unit A Total	6,966	647
Unit B (south) Ground	1,270	118
Unit B (north) First	1,270	118
Unit B Total	2,540	236
Total	9,506	883

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Unit A est £7.51 per sq ft per annum (2018/2019)

Unit B est £9.90 per sq ft per annum (2018/2019)

Terms

Available by way of an assignment of the whole until September 2024 at a yearly rent of £265,280 (£27.91 per sq ft). The lease is subject to a rent review in June 2019 and a tenant option to break in September 2019.

Alternatively the floors are available by way of sublease until September 2024, subject to a rent review in June 2019.

Finally, a new lease may also be available direct from the landlord on terms to be agreed.

Rent

Upon application.

Timing

Available immediately.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Zach Forest

Duch & Dutch

0207 443 9867

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Glyn Lloyd

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Entrance

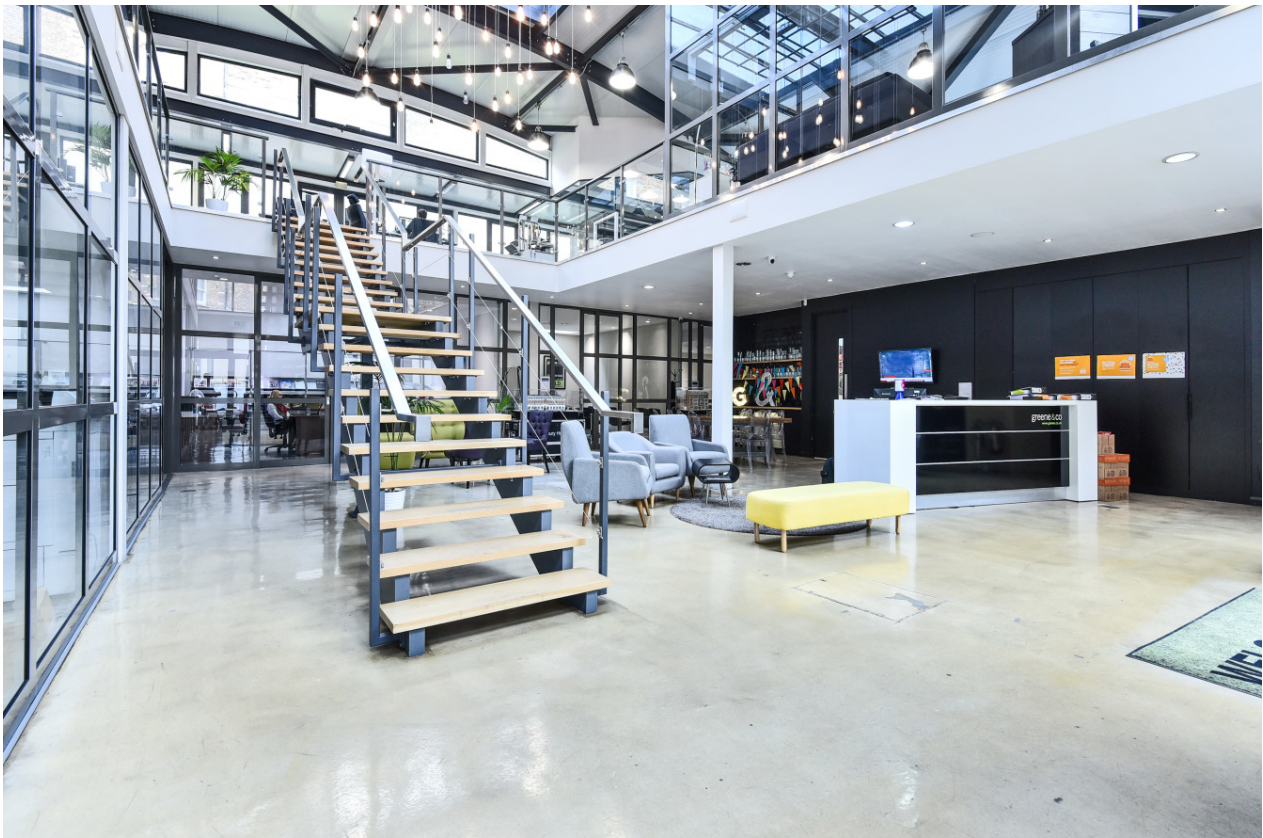


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Unit B



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Ground Floor



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April 2018

**Lambert
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Hampton**

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