



Harrow Road
Westbourne Green / Little Venice
London W9 2HU



Newly Built Commercial Premises (462 sqm / 4972 sqft) to let on a new lease

£150,000 per annum exclusive of VAT



Properties Actually Limited
113 Shirland Road
Maida Vale
London W9 2EW
Tel.: 020 7121 0088
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Website: www.propertiesactually.co.uk
E-mail: info@propertiesactually.co.uk
Company Reg. No.: 05563184
VAT Reg. No.: 935 3822 14



- Newly built commercial premises – Class B1 (Offices) use
- Set over ground and basement floors
- Total floor area 462 sqm / 4972 sqft
- Comprising 24 units (office suites ranging 7.8 sqm – 36 sqm / 84 sqft – 387 sqft)
- Kitchen
- 5 WCs, Bathroom/WC
- Air conditioning
- CCTV & access control system
- High street location with two large windows to the front aspect
- Great Central London location within Westminster City council

This are newly built commercial premises set over ground and basement floors of a modern building situated on a high street in a popular Central London location, close to all transport and shopping facilities, and popular residential location. The Harrow Road (A404) is conveniently connected to Central London and A40 offering road link to M25 and Oxfordshire. The upmarket residential area of Little Venice and a luxurious Carlton Gate development are situated near by. The premises are located within a few minutes walk from Warwick Avenue underground station (Bakerloo line, Zone 2), Paddington, Royal Oak, Edgware Road and Maida Vale underground stations; Paddington Rail station is also within walking distance, as well as many bus routes, shops, restaurants, and other local amenities.

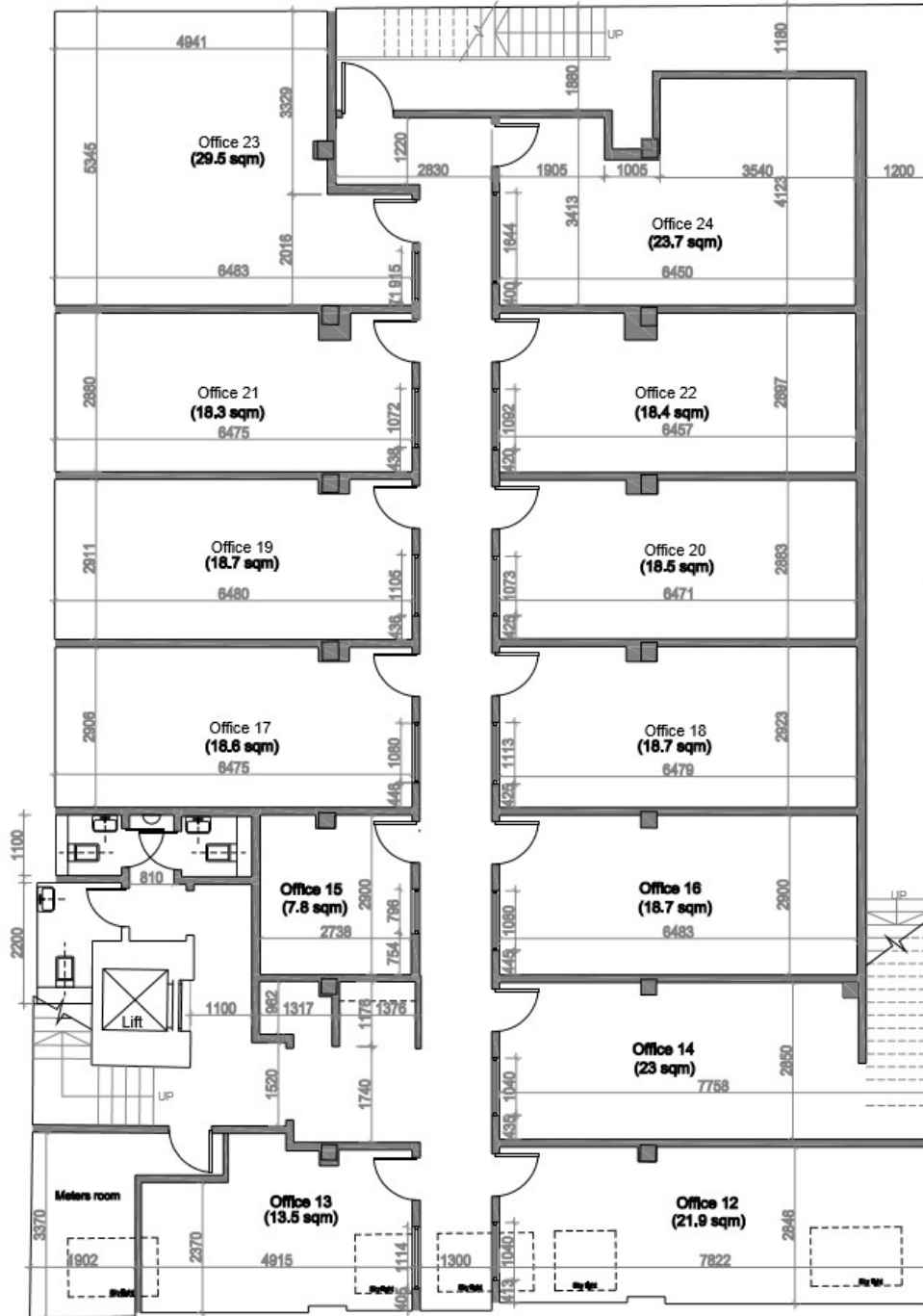
The premises are set on the ground and basement floors with the main entrance on the ground floor and the premises have two large windows to the front.

The premises comprise 24 office suites, a kitchen, a bathroom/WC and 5 separate WCs. The premises are newly built to a very good standard and benefit from air conditioning, CCTV, and access control system.

The premises are available to let on a new lease, the terms of the lease are to be agreed.



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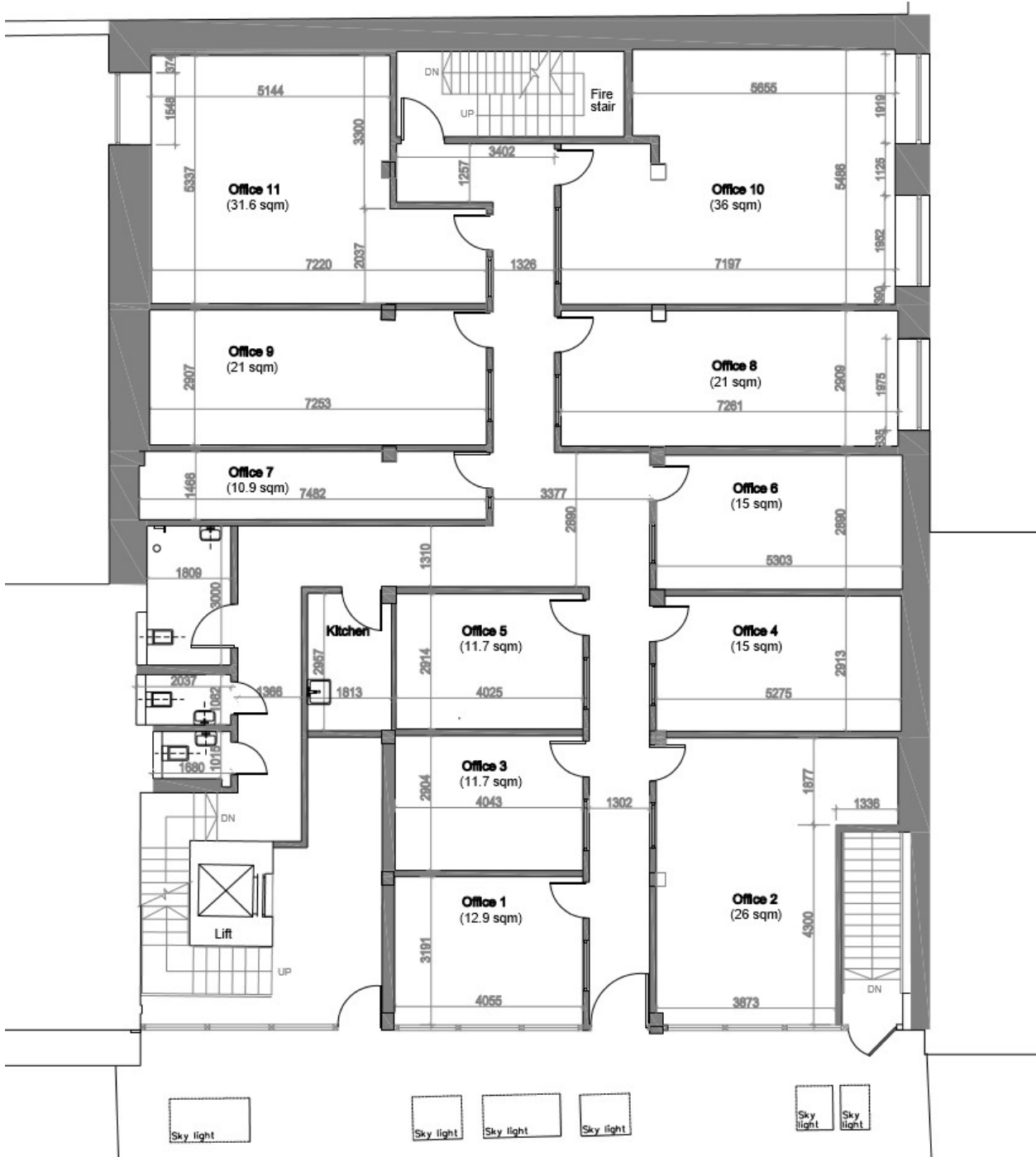
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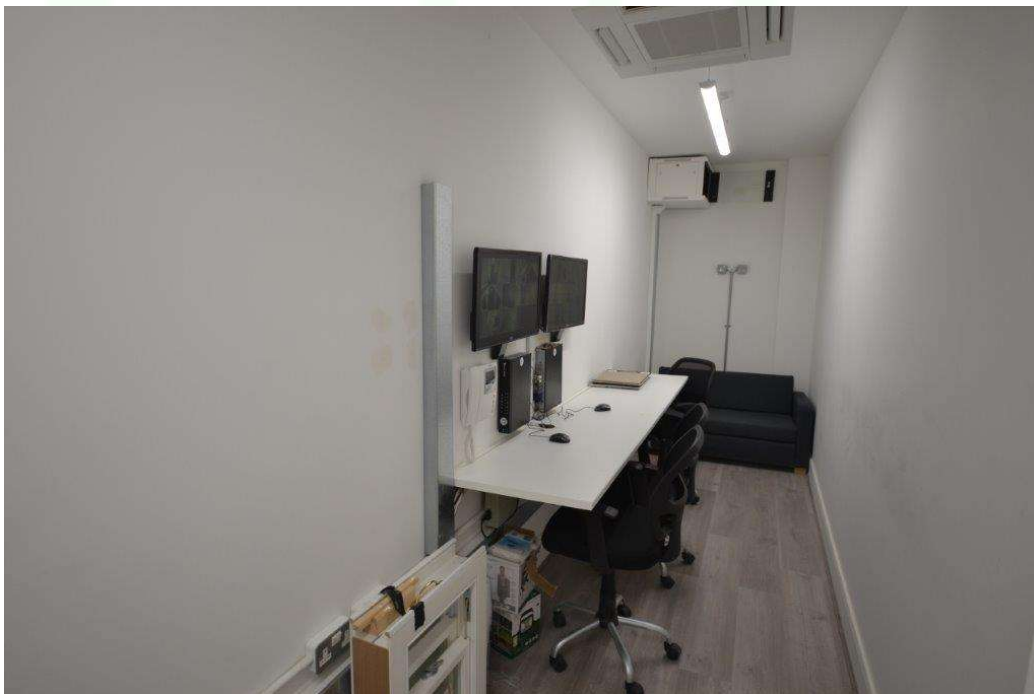


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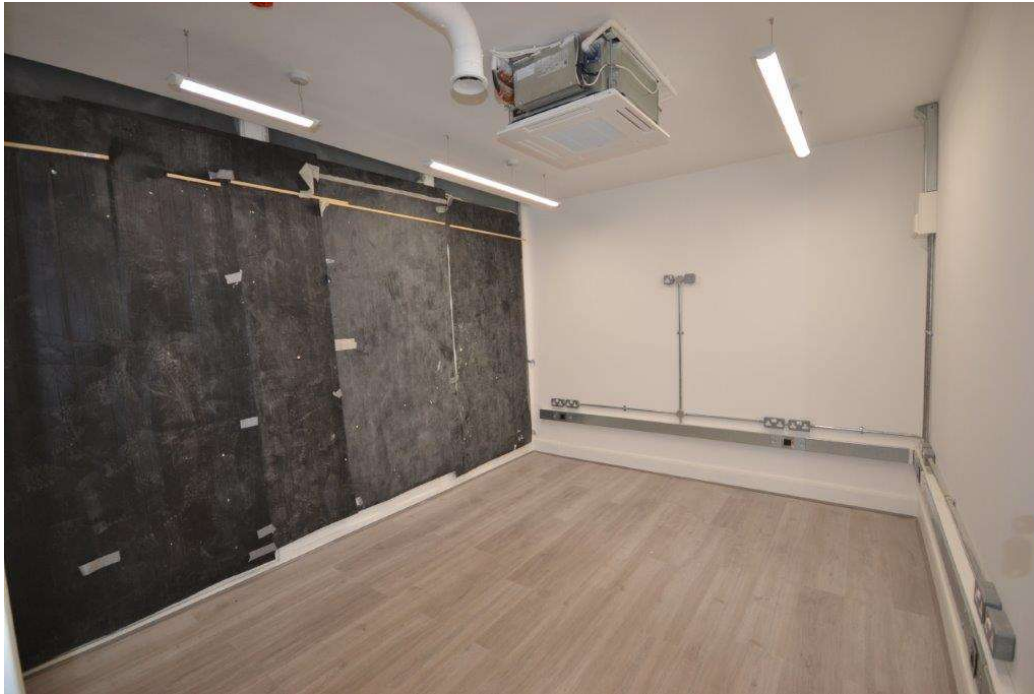
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