404-406 EDGWARE ROAD

PADDINGTON, W2 1ED

FOREST
REAL ESTATE

TO LET

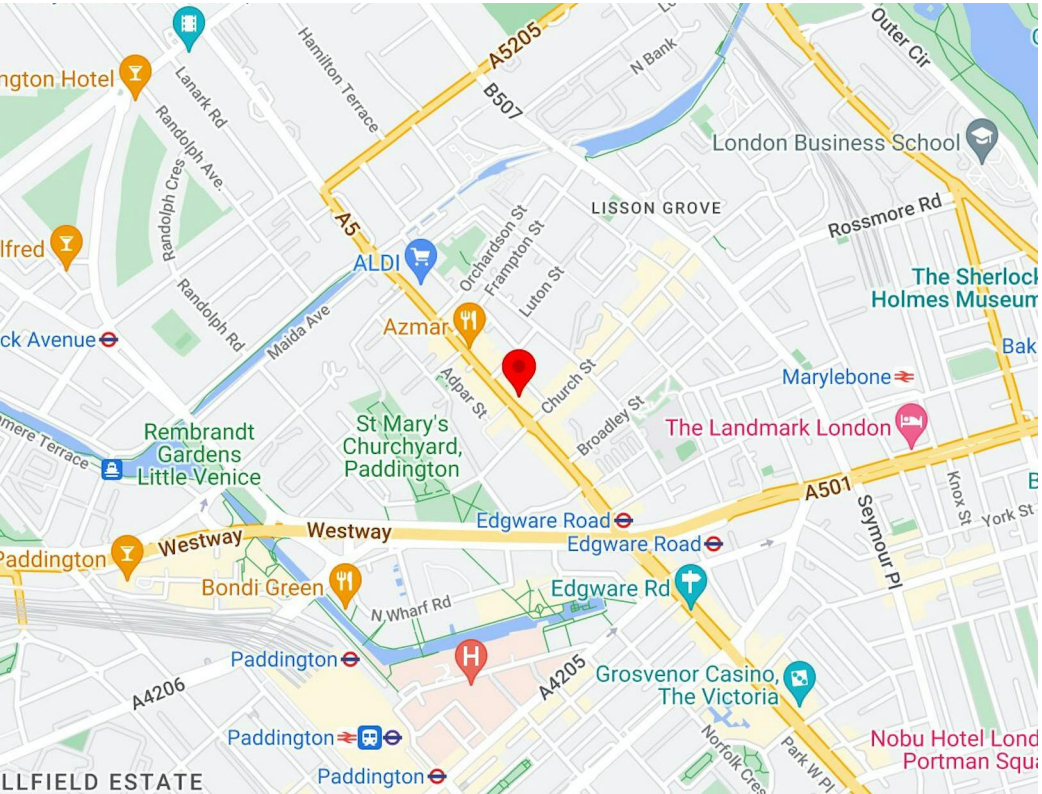
896 SQ FT

Bright First Floor Self Contained Office

Key Features

- Entire First Floor
- Good Natural Light
- Partitioned Offices
- Dual Aspect Windows
- Electric Heating
- Walking Distance of Edgware Road Station

1st Floor, 404-406 Edgware Road
Paddington, W2 1ED



Description

This first-floor office space features multiple partitioned offices, offering the flexibility to be seamlessly reconfigured into an open-plan layout. The dual-aspect windows are double-glazed, providing ample natural light, while the space includes two WC's, a tea point and ceiling heights of 2.9 meters.

The property benefits from Use Class E, broadening its appeal to potential occupiers. This versatility opens the door to a range of alternative uses, making it particularly well-suited for businesses in the medical and leisure sectors.

Location

Situated within a brief stroll from Edgware Road Tube Station, with convenient access to the Circle & District and Hammersmith & City Lines, this property enjoys a prime location.

The immediate vicinity boasts an array of charming independent cafes and restaurants, providing a diverse range of dining options to complement the vibrant character of the area.

cpc.co.uk
OVER 100,000 PRODUCTS

UNDERGROUND
EDGWARE ROAD STATION
Bakerloo line
Lycamobile
TRISHNA NEWS
OFF LICENCE
304 Bakerloo Chambers
SAP
LFB

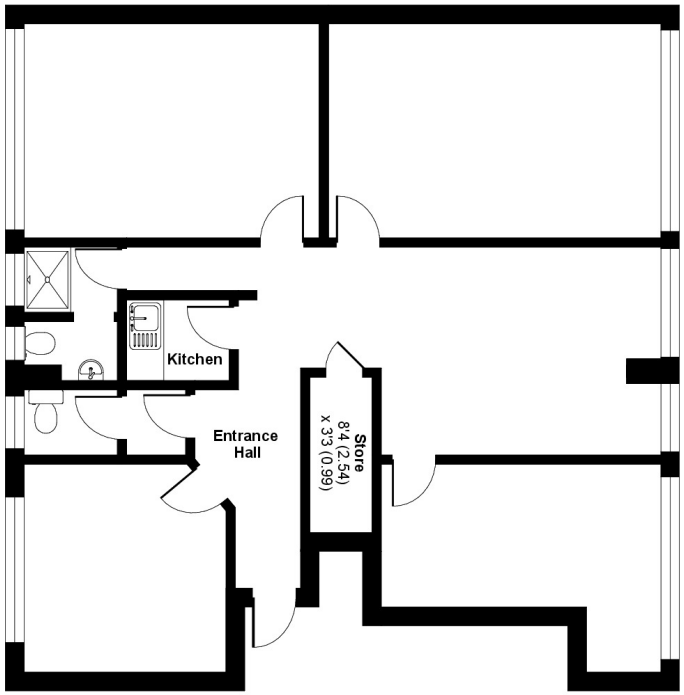
Plans

Floor Layout

Edgware Road, London, W2

Approximate Area = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Forest Real Estate Limited. REF: 1060373

Availability

Lease	New Lease
Rent	£20,000 per annum
Rates	£16,740 per annum
Service Charge	£3,764 per annum
VAT	Not applicable
EPC	D (80)

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