

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

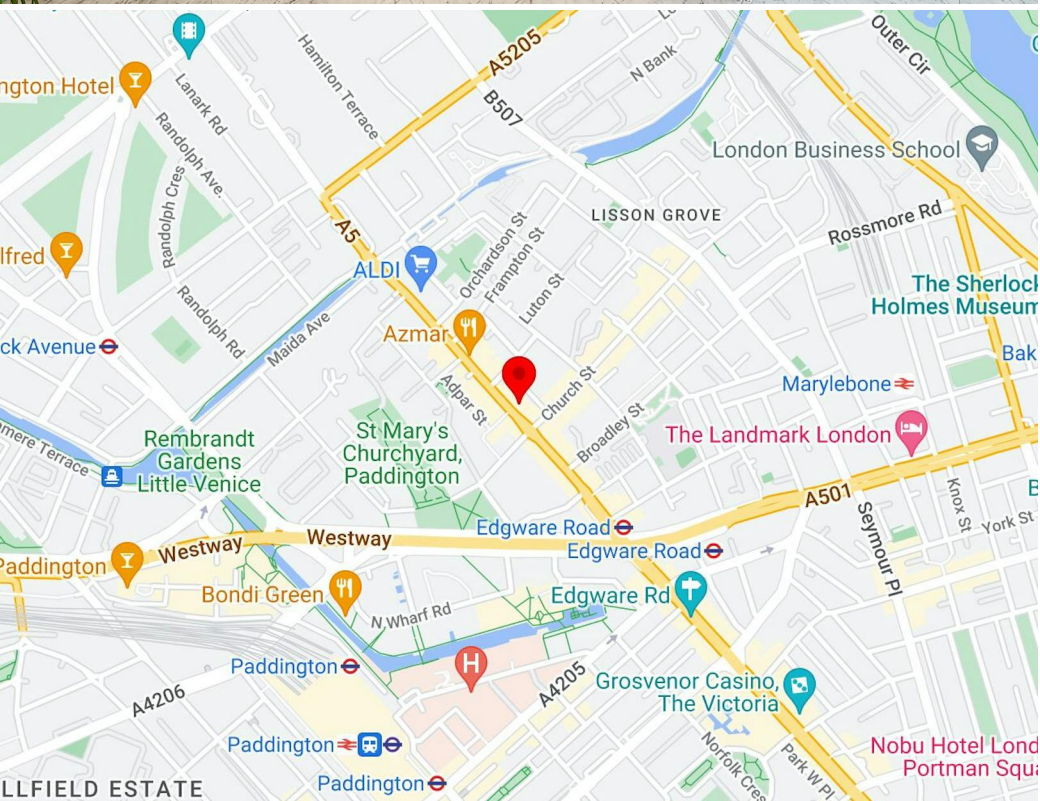
This first-floor office space features multiple partitioned offices, offering the flexibility to be seamlessly reconfigured into an open-plan layout. The dual-aspect windows are double-glazed, providing ample natural light, while the space includes two WC's, a tea point and ceiling heights of 2.9 meters.

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.

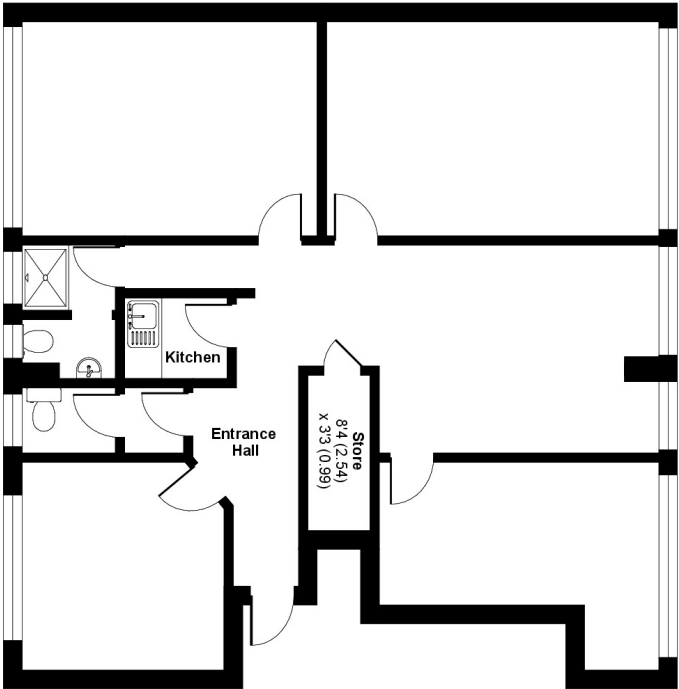
The immediate vicinity boasts an array of charming independent cafes and restaurants, providing a diverse range of dining options to complement the vibrant character of the area.





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	£22,000 per annum
Rates	£16,740 per annum
Service Charge	£3,764 per annum
VAT	Not applicable
EPC	D (80)

Contact

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