



## QUIRKY SELF CONTAINED OFFICE BUILDING TO LET

**65 GOLDNEY ROAD, MAIDA VALE, W9**

**2,503 sq ft**

### **SITUATION**

The property is situated in the heart of Maida Vale close to Westbourne Park, Maida Vale, Warwick Avenue and Ladbrooke Grove Underground Stations.

### **ACCOMMODATION**

Comprises a newly refurbished quirky self contained mews building with very high ceilings and wooden beams arranged over ground and first floors totalling 2,503 sq ft.

### **AMENITIES**

- ◆ NEWLY REFURBISHED
- ◆ SET IN STUNNING COURTYARD DEVELOPMENT
- ◆ SUPERB NATURAL LIGHT
- ◆ OPEN PLAN
- ◆ PITCHED ROOF
- ◆ SHOWER FACILITIES

### **LEASE**

For a term by arrangement.

### **RENT**

£25 per sq ft per annum exclusive.

### **POSSESSION**

Upon completion of legal formalities.

### **VIEWING**

By appointment through joint sole agents:

Joshua Gilbery  
Simon Korn  
0207 499 6070

Ricky Blair  
Hatton Real Estates  
0207 7101 2020