



**SELF-CONTAINED MEDIA STYLE OFFICE BUILDING  
TO LET  
12 CELBRIDGE MEWS, PADDINGTON W2  
1,280 sq ft**



**LOCATION:** This attractive mews building is situated just off Porchester Road which itself is located off Westbourne Grove. Paddington main line and underground & Royal Park underground stations are a moment's walk from the property.

**DESCRIPTION:** Comprises a self-contained building totalling 1,280 sq ft over ground and 1<sup>st</sup> floors in this attractive cobbled mews together with a private garage. The ground floor is open plan with a kitchen area and the 1<sup>st</sup> floor is approached via a spiral staircase in open plan p layout with windows over the mews and skylights.

**AMENTIES:**

* Self-contained building	* Central heating
* CAT 5 cabling	* Carpeted
* Garage for one car	* Kitchen
* Good natural light	* Substantial floor to ceiling height

**LEASE:** Assignment of the existing lease for a term to expire 9<sup>th</sup> November 2020. Alternatively, a new lease can be made available direct from the landlord.

**RENT:** £56,000 per annum exclusive (£43.75 per sq ft).

**RATES:** £14.72 per sq ft

**VIEWINGS:** Please contact Joshua Gilbery or Thomas Korn- 020 7499 6070.