

MODERN OFFICES IN CLOSE PROXIMITY TO PADDINGTON & MARYLEBONE MAINLINE STATIONS

7 PRAED STREET (PADDINGTON) LONDON, W2

SECOND FLOOR OFFICES

1,350 SQ FT (125 SQ M) APPROX



LOCATION:

This prominent building is situated on the south side of Praed Street close to the junction with Edgware Road. The area is well served for restaurant, shopping and transport facilities with Edgware Road Underground Station and Marylebone and Paddington Underground and Mainline Stations being within close proximity.

For more information visit eddisons.com
T: 020 3205 0200

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

DESCRIPTION: The available offices are situated on the second floor and are generally planned in clear space, although are capable of partitioning to provide cellular and open plan offices which in total extend to approximately 1,350 sq ft (125 sq m).



FEATURES:

- Comfort Cooling
- Double Glazing
- Carpeted
- Passenger Lift
- Suspended Ceiling

RENT: £56,700 per annum exclusive (£42.00 psf approx.)

LEASE: New lease for a term by arrangement.

VIEWING: By appointment through the landlord's sole agents:-

Richard Spencer 07778 521230
Will Gyngell 07794 358797

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