

MODERN OFFICES IN CLOSE PROXIMITY TO PADDINGTON AND MARYLEBONE MAINLINE STATIONS & EDGWARE ROAD UNDERGROUND STATION

1 BELL STREET
LONDON NW1

FIRST FLOOR OFFICES – 1,350 SQ FT (125.40 SQ.M)

LOCATION

This modern office building occupies a prominent position on the corner with Edgware Road. The area is very well served for restaurant, shopping and transport facilities and Marylebone and Paddington Underground in walking distance. Paddington Station also offers access to the new Elizabeth Line and Edgware Road (Bakerloo, Hammersmith and Circle lines) is almost adjacent.

DESCRIPTION

This available first floor corner suite offers excellent natural light and has undergone refurbishment to provide a number of private offices, open plan area and reception together with kitchen facilities in total extending to approximately 1,350 sq ft (125.40 sq.m).

FEATURES

- Air conditioning
- Passenger lift
- Refurbished throughout
- Newly carpeted
- Kitchen facilities
- Demised toilets
- 24 hour access
- Excellent natural daylight

TERMS

Rent £61,000 per annum exclusive plus VAT (£45 per sq ft approx.)

LEASE

A new Lease for a term to be agreed

EPC

VIEWING

By appointment through landlord's joint sole agents:

Braham Good
Andrew Rosen
020 7487 9797

Eddisons
Richard Spencer
07778 521 230

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