

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

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. Marylebone and Paddington stations are in walking distance. Paddington Station also offers access to the new Elizabeth Line and Edgware Road Underground stations (Bakerloo, Hammersmith and Circle lines) are almost adjacent.

DESCRIPTION

This available first floor corner office suite provides excellent natural light and has undergone refurbishment providing 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).



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

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

B 49

VIEWING

By appointment through landlord's joint sole agents:

Braham Good
Andrew Rosen
07966 138 816

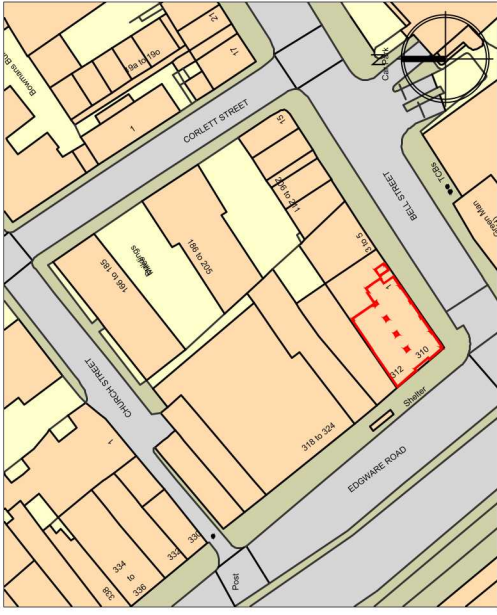
Eddisons
Richard Spencer
07778 521 230

For more information visit eddisons.com
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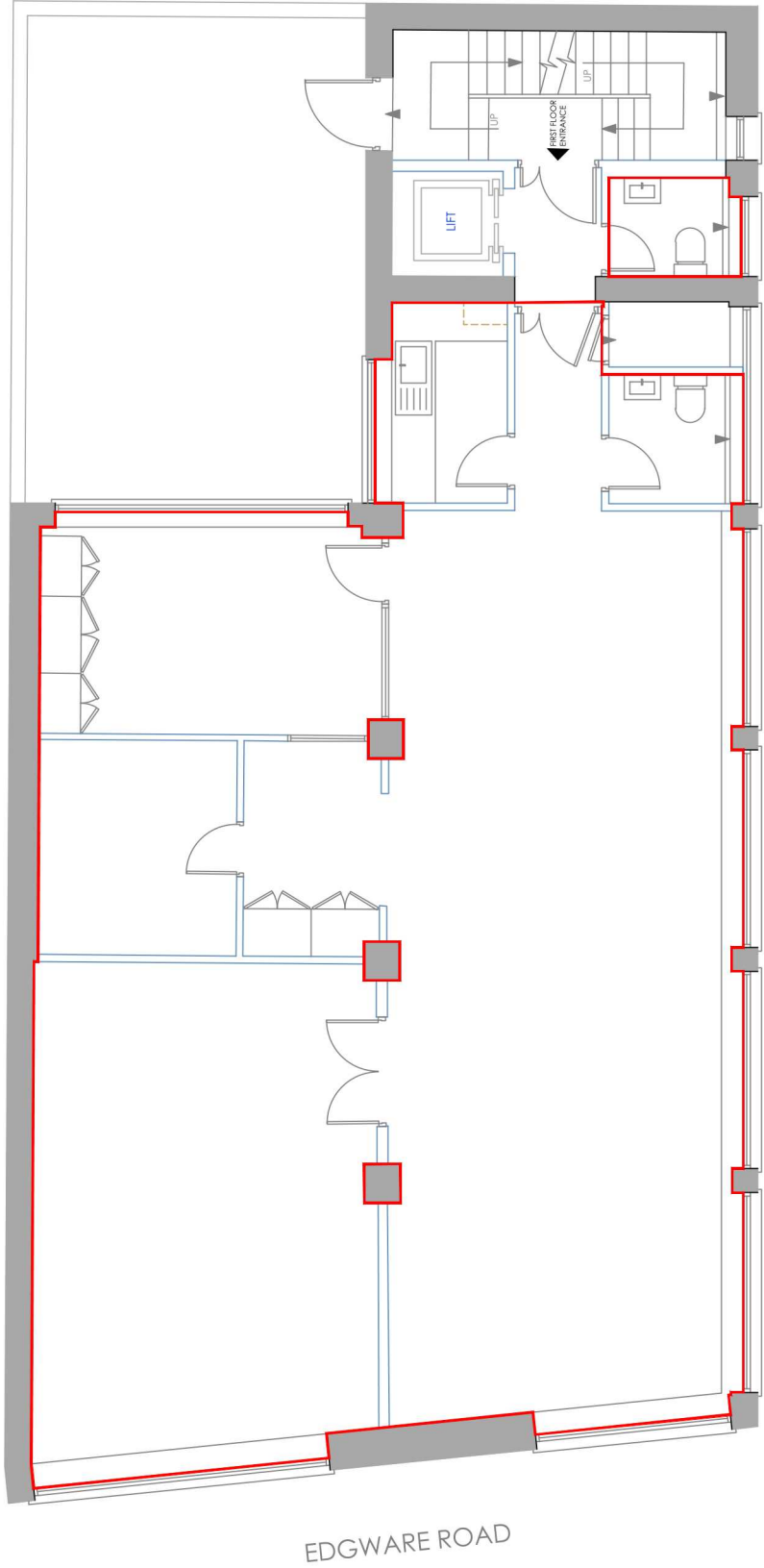
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Subject to contract and exclusive of VAT if applicable

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LOCATION PLAN SCALE 1:1250



FIRST FLOOR



SCALE 1:100

BELL STREET

EDWARE ROAD

drawing address 1 BELL STREET LONDON NW1 5BY	location/details FIRST FLOOR LEASE PLAN	date 08/05/24	scale 1/100
		dwg. no. PP9069-01b	sheet A4

