



8 CELBRIDGE MEWS

Paddington, W2 6EU

AVAILABLE TO RENT

8 Celbridge Mews forms part of an attractive courtyard mews in West London, and is a 2 minute walk to Royal Oak station and close to Paddington Station. The office has been subject to full refurbishment works and is well presented throughout.

The office is an attractive mews which offers office accommodation from 778 sq ft up to 2,466 sq ft, which consists of open plan areas across the three floors.

Features includes:

- Natural light
- Modern kitchenettes
- New WC's and shower facilities
 - Spotlights
- Quiet location off Porchester Road

8 Celbridge Mews, Paddington, W2 6EU

Location

Celbridge Mews is an attractive courtyard mews located within a great location off Porchester Road and within a 2 minute walk of Royal Oak Station. Paddington Station is also easily accessible and provides great connectivity with National Rail and London Underground services.

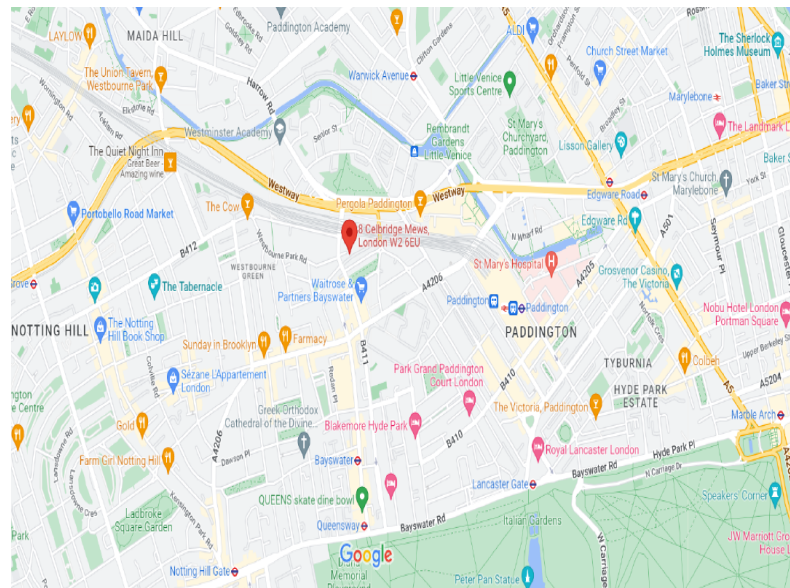
There is an array of shops and local amenities in close proximity, with Queensway and Westbourne Grove a short walk from the Property.

Local Stations

Royal Oak - 2 minutes walk (Circle, Hammersmith & City)
 Paddington station - 10 minutes walk (Bakerloo, Circle and District, Hammersmith and City, Cross Rail, National Rail)

Description

The office forms part of a cobbled mews and can be let on a floor by floor basis or in its entirety. There are three floor of office accommodation with 778 sq ft up to 2,466 sq ft available. The entire office has been subject to refurbishment works, and each floor consists of open plan areas with modern kitchenettes, wooden flooring. There are new WC's and shower facilities located on the ground floor. The space benefits from good natural light at the front and rear, in addition, new ceiling spotlights create a bright office environment.



Map data ©2022 200 m

Accommodation

Floor	Area (sq m)	Area (sq ft)
Second	80	866
First	76	822
Ground	72	778
Total	229	2,466

Business Rates

Interested parties are advised to contact the Local Planning Authority.

Service Charge

To be assessed

EPC

C

Contact

For more details or to arrange a viewing, please contact:

JOHN D WOOD

Craig Van Straten

07763 928 238

craigvanstraten@johndwood.com

George Cracknell

07384 897 647

georgecracknell@johndwood.com

Term

Available on a new lease on terms to be agreed. As a whole or by floors.

Rent

Price on application



Misrepresentation Act 1967: Conditions under which particulars are issued: Castleplus Ltd trading as John D Wood for themselves and for the vendor of this property, whose agents they are give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Property. Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2024



John D Wood
34/35 Clarges Street, Mayfair, London W1J 7EJ
www.johndwoodv.com
0207 6299 050
Property@johndwood.com
🐦 @John_D_Wood