



**TO LET** 778 – 2,466 sq ft newly refurbished mews office



**CELBRIDGE MEWS**  
PADDINGTON W2 6EU



## SPECIFICATION

- Attractive Mews
- Quiet location
- High ceilings
- Very good natural light
- Kitchenette & WCs (shared)
- Gas central heating

## DESCRIPTION

The office is situated in an attractive cobbled mews and offers space from 778 sq ft up to 2,466 sq ft consisting of open plan areas over three floors. The building has just been refurbished to offer modern kitchenettes on each floor, wooden flooring and new WC's. The space benefits from good natural light at the front and rear, in addition, new ceiling spotlights create a bright office environment. The mews provides a quiet location just off Porchester Road whilst still providing good access for deliveries. The floors are accessed via a staircase in the common parts.

## LOCATION

Celbridge Mews is an attractive courtyard mews situated off Porchester Road. It is 2 minutes walk to Royal Oak and close to Paddington Station. It is also very close to the shopping and local amenities of Queensway and Westbourne Grove, such as nearby Waitrose and Whiteleys.

### Transport Links:

- Royal Oak (Hammersmith & City & Circle lines).....2 min walk
- Bayswater (District & Circle)..... 11 min walk
- Queensway (Central Line)..... 13 min walk
- Paddington (National Rail, Circle, Hammersmith & City, District, Bakerloo)..... 15 min walk

## RENT

£40 per sq ft

## SERVICE CHARGE

Tbc.

## BUSINESS RATES

£21.39 per sq ft approx. 2023/24 to be confirmed with local authority.

## TERM

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

## EPC

Rated E (103)

## ACCOMODATION

<u>2<sup>nd</sup> Floor</u>	<u>866 sq ft</u>
<u>1<sup>st</sup> Floor</u>	<u>822 sq ft</u>
<u>Ground Floor</u>	<u>778 sq ft</u>
<u>Total</u>	<u>2,466 sq ft</u>

## CONTACT



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LITTLE VENICE

