



MAIDA VALE PRODUCTION / CENTRAL KITCHEN

63-65 GOLDNEY ROAD

Maida Vale, W9 2AR

Retail

TO LET

2,701 sq ft

(250.93 sq m)

- Ground floor production kitchen with extraction
- Walk in fridge / freezers
- Food grade flooring
- Rear enclosed garden
- Basement preparation area
- Ground floor showroom / dining room
- Rear offices
- Staff facilities

Summary

Available Size	2,701 sq ft
Rent	£65,000 per annum
Rates Payable	£28,928 per annum
Rateable Value	£56,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Goldney Road is a collection of two interconnected retail units arranged over ground and basement floors. The property is currently used by a catering company as a central kitchen and benefits from a ground floor showroom / dining room, production kitchen (with extraction), basement preparation area, 3 x cold stores and offices, additional staff facilities including changing area and W/C's.

The property benefits from a rear garden, food grade flooring and walls, wooden floors and good natural light and good ceiling heights.

Location

Goldney Road is only a short distance from Elgin Avenue, Chippenham Road and Harrow Road between Royal Oak and Westbourne Park Underground Stations, well served by all forms of Public Transport.

Accommodation

The accommodation comprises the following areas:

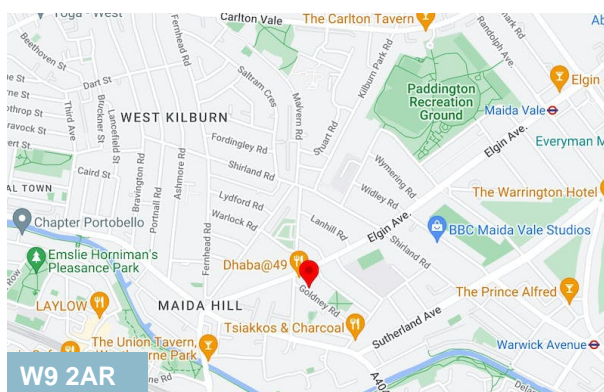
Name	sq ft	sq m	Availability
Ground	1,430	132.85	Available
Basement	1,271	118.08	Available
Total	2,701	250.93	

Viewings

Strictly via arrangement with the sole agents Dutch and Dutch.

Terms

New lease.



Viewing & Further Information



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