

Rarely Available Office
Stunning Condition Throughout

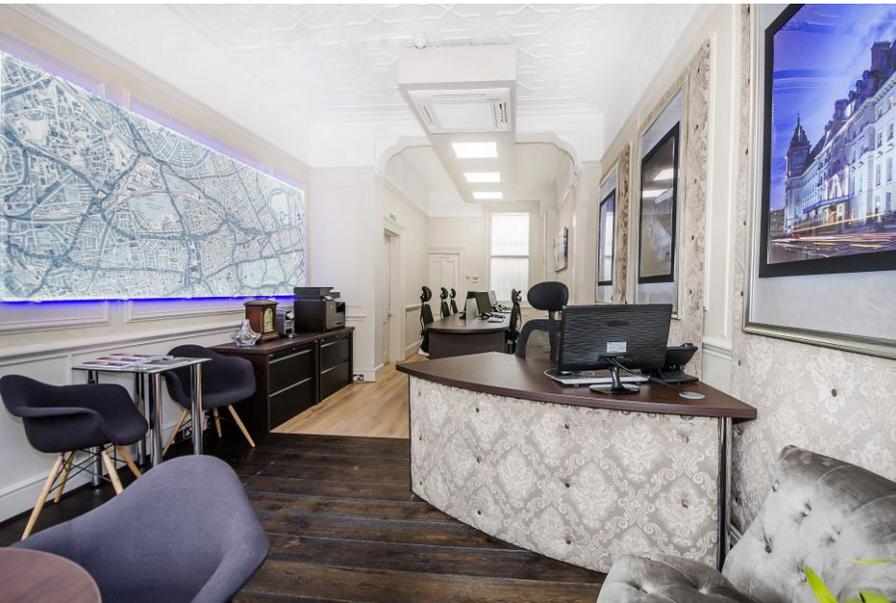


To Let
678 Sq Ft

Spring Street
Paddington
London W2 3RA



DUTCH & DUTCH



ACCOMMODATION

(Approximate dimensions)

The property is arranged as follows:

	Size (sq ft)	(sq mtrs)
Ground Floor:	678	63

DESCRIPTION

Spring Street is a quaint one way street set between Sussex Gardens and Craven Road and only a few minutes' walk from the beautiful greenery of Hyde Park. For a break away from the hustle and bustle of the city, the serene Kensington Gardens lie to the south, ideal for a lunchtime stroll.

The property is further enhanced by having excellent transport links from Paddington Station (Bakerloo, Hammersmith & City, Circle and District Line) and Lancaster Gate (Central Line). there is also the option of commuting to Heathrow from Paddington via Heathrow Express in 15 minutes.

The property is presently trading as a local estate agent and might suit a variety of different users subject to obtaining the necessary consents. The property has been fitted throughout to an extremely high standard that includes wood flooring, air conditioning, LED lighting, good natural light, high ceilings and a kitchenette and WC. Local occupiers include Natwest Bank, Café Nero, Kalkwik and many other up market independent retailers.

The property is available to view now via prior appointment and will be ready for occupation from mid-March 2017.

RENT

£35,000 per annum exclusive

VAT

Not applicable.

BUSINESS RATES

Rates payable: £18,000 per annum approx.

LEASE

A new Full Repairing and Insuring Lease to be granted for a term by arrangement.

EPC

An energy performance certificate has been commissioned and will be available upon request.

POSSESSION

Upon completion of legal formalities

VIEWING

Viewing can be arranged by appointment with the sole agents.

APPLICATION FEE

Dutch & Dutch charge proposed tenants a reference and lease application fee of £200 plus VAT. This fee is charged once terms are agreed and is non refundable.

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

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 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT