



**Stunning Office / E Class Unit
In The Heart Of Paddington
Approx. 56 M 2 – (604 Sq Ft Net)**

Southwick Street, Paddington, W2 1JQ

Location: In the heart of Paddington just off Star Street close to St Mary's Hospital, a short walk from Paddington Station and the Edgware Road.

Accommodation: Comprises totally refurbished well-appointed ground floor space. Approximate areas are as follows:

Front Room: 36 M2 with 3.95m width. LED lighting, radiators, wood flooring and built-in seating.

W.C. Fully tiled, with vanity unit, mirrored cabinet and louvre window.

Kitchenette: 5.9 M2 Providing fitted cabinets and sink unit.

Rear Room: 14 M2 with wood flooring recessed LED lighting, radiators and two side windows. Ariston boiler.

Amenities: Gas Heating LED Lighting Fire Alarm Linked To Entire Building Wood Flooring Hardwood Doors Ready For Immediate Occupation.

Lease: New lease by a term by arrangement on full repairing and insuring terms via service charge arrangement.

Rent: £30,000 p.a.x. VAT is not applicable.

Rent Deposit: An ingoing tenant will be required to lodge a security deposit of between 3 to 6 months' rent, depending upon covenant strength.

Business Rates: Rateable Value £27,000 payable at 49.9p in the £. Rates payable therefore £13,473 p.a. Interested parties should check these figures with Westminster Council.

Legal Costs: Each party is to be responsible for their own legal costs.

Insurance: Buildings insurance payable approximately £550.00 p.a

References: A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non -

refundable after the references have been taken up, whether or not they are accepted by the Landlord. Viewing: Strictly by appointment through 3H.

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