

**SPLIT LEVEL E CLASS UNIT**  
WITH WINDOWFRONTAGE  
Net Area 1011 SQ FT 94 M<sup>2</sup>

**TO LET**

**59 Goldney Road, Maida Hill, W9 2AR**



**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:

Comprises two storey accommodation recently refurbished to a very high standard with a *gross* internal floor area of **1173 SQ FT (109 M<sup>2</sup>)** to include wc's and storage vaults.

|                          |                   |                     |
|--------------------------|-------------------|---------------------|
| <b>Ground Floor:</b>     | 56 M <sup>2</sup> | 602 Ft <sup>2</sup> |
| <b>Lower Ground</b>      | 38 M <sup>2</sup> | 409 Ft <sup>2</sup> |
| <b>WC's &amp; Vaults</b> | 15 M <sup>2</sup> | 159 Ft <sup>2</sup> |

### Amenities:

|                                      |                         |
|--------------------------------------|-------------------------|
| Good Natural Light Throughout        | High Ceilings           |
| Laminated Wood Flooring              | 2 WC's Plus Shower      |
| Air Conditioning (Heating & Cooling) | Low Energy LED Lighting |
| Internet Cabling                     | Newly Redecorated       |

**Rent: £30,000 p.a.x VAT is Applicable**

**Lease:** By arrangement with rent reviews to come into effect every 5<sup>th</sup> year on full repairing and insuring terms.

**Business Rates:** Rateable Value £19,150. Rates payable for 2024-2025: **£9,555.85**

**Building Insurance:** Approximately £500.00 p.a.

### Legal Costs:

Each party is to pay their own legal costs.

**References:** A charge of £250.00 + 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 prior appointment

