



PRIME CLASS E UNIT TO LET EDGWARE ROAD

159-161 EDGWARE ROAD, PADDINGTON, LONDON, W2 2HR

Location:

The subject property occupies a prominent position in the prime pitch of Edgware Road, central London.

Neighbouring multi-national occupiers include Specsavers, Slim Chickens, Naan Staap, Barclays Bank, McDonalds, Merkur Slots, Waitrose, Argos, Black Sheep Coffee and Grosvenor Casino, together with a number of established independent operators.

Edgware Road Station (Bakerloo, Metropolitan, District & Circle Line) is located opposite the property.

Rent:

Upon Application.

Use:

The premises benefits from Class E Use.
Alternative uses will be considered STP.

Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

Ground Floor: 4,401 sq. ft. (408.87 m²)

***Potential for a total demise of 6,237 sq. ft.**



Lease:

The premises are available by way of a new lease for a term to be agreed.

Service Charge & Insurance:

Service Charge TBC.

The landlord is responsible for insuring the building and recovering the premium from the tenant. The tenant will be responsible for their own contents insurance.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie / ryan@jenkinslaw.co.uk

Kyle McGuire / kyle@jenkinslaw.co.uk

Sam Westmacott / sam@jenkinslaw.co.uk

Tel: 0207 440 1840

Parade Photo:





Location Map:

