



# PRIME CLASS E UNIT TO LET EDGWARE ROAD

**159-163 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.

## Use:

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

## Rent:

Upon Application.

## Accommodation:

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

**Ground Floor:** 6,237 sq. ft. (579.44 m<sup>2</sup>)

**The unit also benefits from a rear service yard**

## 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](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire** / [kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)

**Sam Westmacott** / [sam@jenkinslaw.co.uk](mailto:sam@jenkinslaw.co.uk)

**Tel: 0207 440 1840**

### Parade Photo:







## Location Map:

