

TO LET
SUPERB SELF-CONTAINED GROUND
FLOOR OFFICE SUITE WITH ITS OWN
ENTRANCE
121-141 WESTBOURNE TERRACE,
LONDON W2 6JR
11,300 SQ. FT. PLUS ADDITIONAL
SUITE ON THE FIRST FLOOR OF 2,300
SQ. FT. PROVIDING A TOTAL OF 13,530
SQ. FT.



Location:

The building is located at the end of Westbourne Terrace at its junction with Bishop's Bridge Road. Paddington Station is within a 3-minute walk, with access to Bakerloo, Circle, District, Hammersmith and City Lines as well as the Mainline station to the Heathrow Express and rail connections to the west of England. The Elizabeth Line opens in 2019.

Accommodation: The accommodation comprises a self-contained suite on the ground floor with the benefit of its own entrance together with an option of an additional suite on the first floor. The offices are mainly in an open plan format together with a number of boardrooms and private individual offices.

Ground floor: 11,300 sq. ft.

First Floor Optional: 2,300 sq. ft.

Amenities:

- Excellent natural light
- Fully air-conditioned
- Car parking available on site
- Bike racks and showers
- Self-contained, own entrance with branding options

Lease: A new Full Repairing and Insuring sub-lease for a term by arrangement.

Rent: Upon application.

Rates Payable: £17.93 per sq. ft. approx. payable

Legal Costs: Each party to bear their own legal costs incurred in this transaction.

Viewing: Strictly by appointment with sole agents James Andrew International.

**JAMES ANDREW
INTERNATIONAL**

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