

# TO LET

**10,715 SQ FT / 12,500 SQ FT / 23,215 SQ FT**

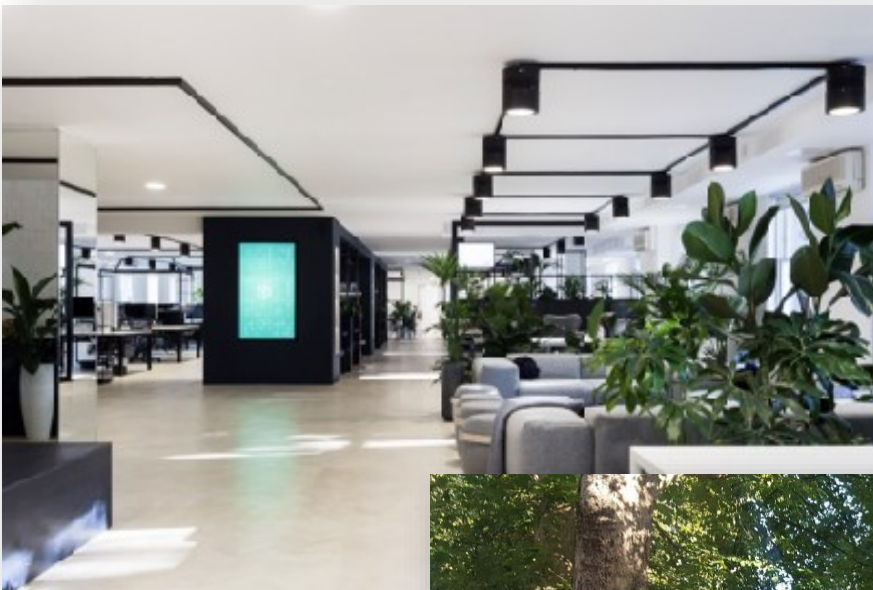
**FIRST FLOOR OFFICE SUITE**

**WITH 12 SQ FT FLOOR TO CEILING HEIGHT—10,715 SQ FT**

**4TH FLOOR OFFICE SUITE FULLY FITTED AND**

**NEWLY REFURBISHED—12,500 SQ FT**

**121-141 WESTBOURNE TERRACE, W2 6JR.**



Property Consultants | 72/75 Marylebone High Street, London W1U 5JW, UK

These particulars are prepared for guidance only, their accuracy cannot be guaranteed and they do not form part of any contract.













## Amenities

- ◆ 10,715 sq ft. 12,500 sq ft / 23, 215 sq ft
- ◆ 12 ft. floor to ceiling height on 1st floor
- ◆ Excellent natural light
- ◆ Fully air-conditioned
- ◆ Car parking available on site
- ◆ Bike racks and showers
- ◆ Newly refurbished cafeteria on site
- ◆ 4th floor fully refurbished plus furniture if required

## 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 is due to open in 2021.

## Accommodation:

The accommodation comprises a self-contained office suite on the first floor, mainly in an open plan format together with a number of boardrooms and private individual offices, with 12 ft floor to ceiling height.

The 4th floor has recently been refurbished to a very high standard and is available fully fitted with furniture if required.

First Floor:	10,715 sq ft
Fourth Floor	12,500 sq ft
<b>Total</b>	<b>23, 215 sq ft</b>

## Viewings:

Strictly by appointment through sole agent.

## Contacts:

**Mark Kleinman**

T: 0207 224 4436

M: 07831 350 200

E: mkleinman@jamesandrew.co.uk

## **Lease:**

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

## **Rent:**

£52.50 per sq ft.

## **Rates:**

Estimated £17.93 per sq ft.

## **Service Charge:**

TBC

## **Legal Costs:**

Each party to bear their own legal costs.

## **Map:**





