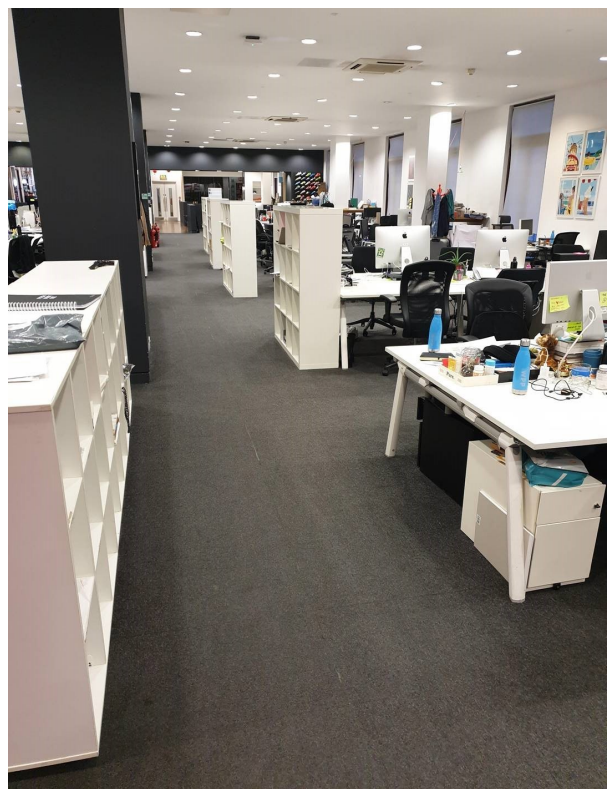
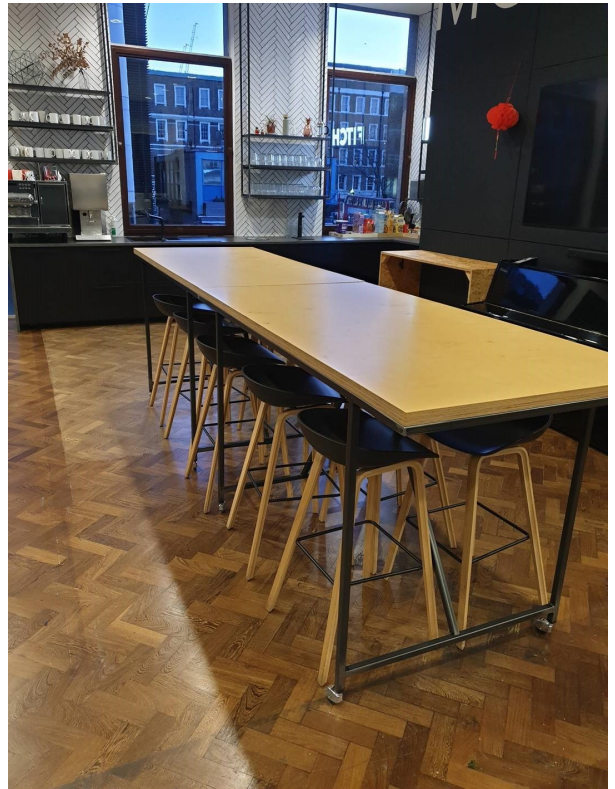


TO LET

SUPERB SELF CONTAINED FIRST FLOOR OFFICE SUITE WITH 12 ft FLOOR TO CEILING HEIGHT. 121-141 WESTBOURNE TERRACE, W2 6JR.

- ◆ 10,715 sq ft.
- ◆ 12 ft. floor to ceiling height
- ◆ Excellent natural light
- ◆ Fully air-conditioned
- ◆ Car parking available on site
- ◆ Bike racks and showers
- ◆ Newly refurbished cafeteria on site





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.

First Floor: 10,715 sq ft.

Viewings:

Strictly by appointment through sole agent.

Contacts:

**JAMES ANDREW
INTERNATIONAL**

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Harry Marks

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Lease:

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

Rent:

Upon application.

Rates:

Estimated £17.93 per sq ft.

Service Charge:

TBC

Legal Costs:

Each party to bear their own legal costs.

Map:



