

TO LET

LAST REMAINING FLOOR

PART 2ND FLOOR – 5,270 SQ.FT.

121-141 WESTBOURNE TERRACE,

LONDON, W2 6JR



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 Elizabeth Line and the Mainline station to the Heathrow Express and rail connections to the west of England.

Accommodation:

The accommodation comprises a self-contained office suite on the part second floor, mainly in an open plan format together with boardrooms and private individual offices.

Part Second floor: 5,270 sq. ft.

Amenities:

- Excellent natural light
- Fully air-conditioned
- Car parking available on site
- Bike racks and showers
- Kitchen

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

Rent: £59.50 per sq. ft.

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.



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