



## 1544 square feet OFFICES TO LET at EDGWARE ROAD, LONDON W2

LOCATION	<p>This modern building is located on Edgware Road, opposite the Hilton Metropole and within a two-minute walk of Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith &amp; City Lines)</p> <p>Marble Arch, Oxford Street and Park Lane are a short walk away and various bus routes serve the building</p>
ACCOMMODATION	<p>The accommodation is located at Lower Ground Floor level, accessed from within the existing Costa Coffee, and providing 1544 square feet (gross) planned as 3 offices and a Kitchen/Store</p>
LEASE	<p>Flexible, for a term by arrangement</p>
RENT	<p>£70,000 per annum inclusive of Business Rates and Service Charges</p>
VIEWINGS	<p>Further details, and an appointment to inspect via RUSSELL LEWIS</p>

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Please send all written correspondence to our regional office. Thank you