

SEMI SERVICED/FURNISHED OFFICES

200 -2,000 SQUARE FEET

Available for immediate occupation

EDGWARE ROAD, LONDON W2

**Location:**

The building is located on Edgware Road, within a 3-minute walk of Edgware Road Underground Station and in close proximity to Paddington Underground and British Rail Stations

**Description:**

This property comprises a self-contained Ground Floor entrance that would allow external signage/name plates, leading to a First Floor

**Accommodation:**

2,000 square feet available as a whole or as individual rooms each of approximately 200 square feet, benefiting from

- Fully Furnished (if required)
- Telephone Lines with Handsets (if required)
- Air Conditioning/Comfort Cooling
- Carpeting
- Kitchenet
- Good natural light

**Lease/Licenses:**

The Offices can be made available with swift occupation by way of a sublease on the entire or flexible Licences on any combination of rooms

**Rent / Licence Fee:**

We are quoting £55 square foot inclusive of Service Charges and Business Rates, exclusive of VAT (if applicable)  
Licensees will provide a Deposit equivalent to one months rent

**Legal Costs**

Each party to bear their own

VIEWINGS CAN BE ARRANGED AT SHORT NOTICE

Via

RUSSELL LEWIS – [russell@russelllewis.co.uk](mailto:russell@russelllewis.co.uk)

020 8 953 1412

07768007474

[www.russelllewis.co.uk](http://www.russelllewis.co.uk)

