



AGENCY

OFFICE

**33-35, PRAED STREET
CITY OF WESTMINSTER,
LONDON
W2 1NR**

DESCRIPTION

The building is arranged over lower ground, ground and 3 upper floors. The building is currently configured as a Doctor's Surgery, with reception, waiting area and a number of consulting rooms, together with a third floor suite of offices and meeting rooms. The basement comprises a garage and ancillary storage area.

LOCATION

This former Doctor's Surgery is located on the south side of Praed Street at the corner of Sale Place. The building is prominently located with good access to Paddington Station (mainline, Bakerloo, Hammersmith & City, Circle and District lines) and Edgware Road underground station (Hammersmith & City, Circle and District lines).

ACCOMMODATION

Floors / Units	Size
3rd Floor	1,750 sq ft (162.57 sq m)
2nd Floor	1,775 sq ft (164.9 sq m)
1st Floor	1,704 sq ft (158.3 sq m)
Ground	1,600 sq ft (148.64 sq m)
Lower Ground	1,802 sq ft (167.41 sq m)
Total	8,631 sq ft (801.82 sq m)

ADDITIONAL INFORMATION

Lease: The premises are available as a whole on a new lease for a term by arrangement.

Quoting Rent: Upon Application

Rates: £10.30 per sq ft

Legal Costs: Each party to bear their own legal costs.

SELF CONTAINED BUILDING - D1 USE



TENURE	LEASEHOLD	
PRICE	£50	
SIZE	8,631 SQ FT	EPC TBC

KEY FEATURES

- D1 Planning Consent.
- Car Parking.
- Fitted Out Surgery.
- 8 Person Passenger Lift.

FOR FURTHER INFORMATION

MR GUY MILNE

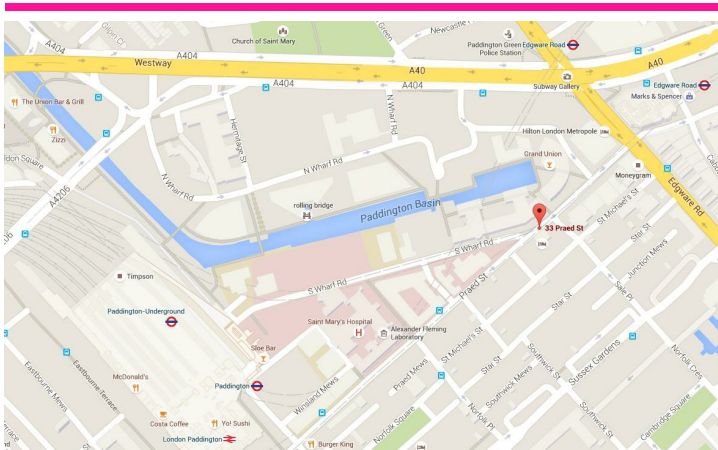
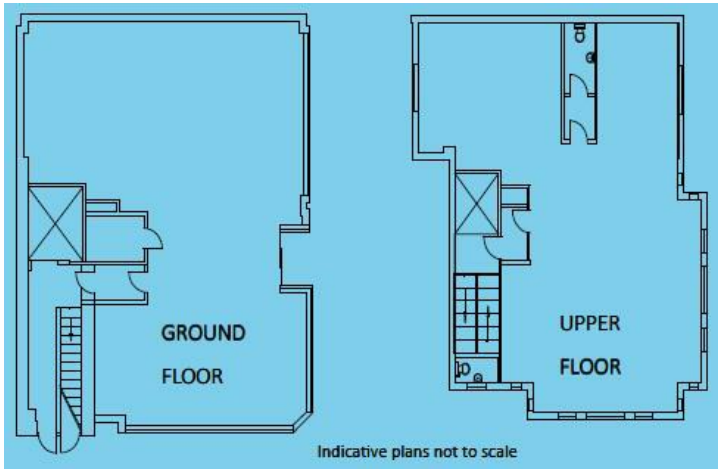
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