

1 CRAVEN HILL

LONDON W2

OFFICES TO LET IN A 'VILLAGE ENVIRONMENT' CLOSE TO
PADDINGTON STATION WITH SUBSTANTIAL TERRACE AND CAR PARKING

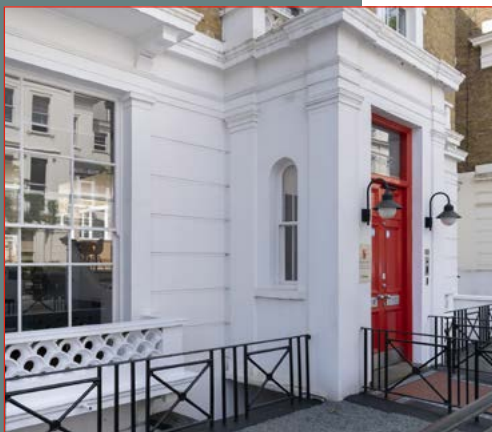


2,000 sq ft (185 sq m) – **7,000 sq ft** (650 sq m) Approx



DESCRIPTION

The offices provide a selection of floors available together or separately overlooking a substantial terrace. These contemporary offices offer both open plan and cellular space as follows:



Second Floor	2,130 sq ft	(198.00 sq m)
First Floor	2,130 sq ft	(198.00 sq m)
Upper Ground Floor	2,720 sq ft	(253.00 sq m)
Total	6,980 sq ft	(649 sq m)





FURNITURE NOT INCLUDED

FEATURES

Substantial terrace

Bright open plan offices

Contemporary features

Car parking by arrangement

Lift

Central heating

Part comfort cooling

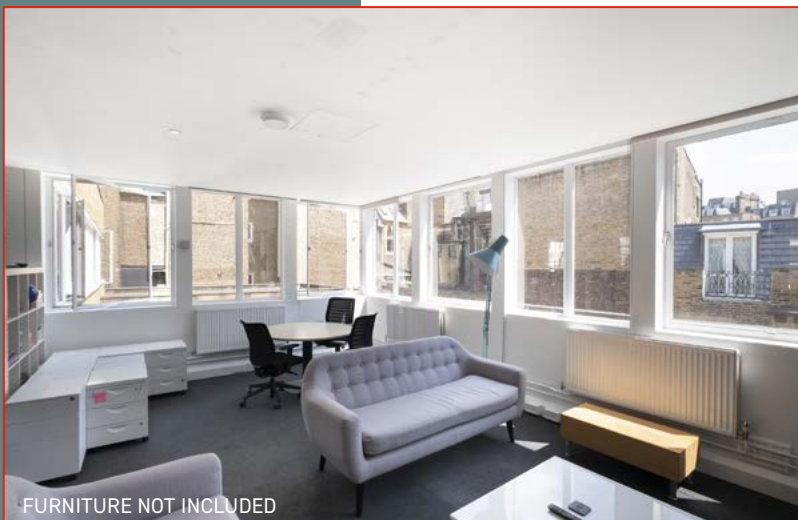
Kitchen/Breakout areas

Shower facility

Excellent daylight



FURNITURE NOT INCLUDED



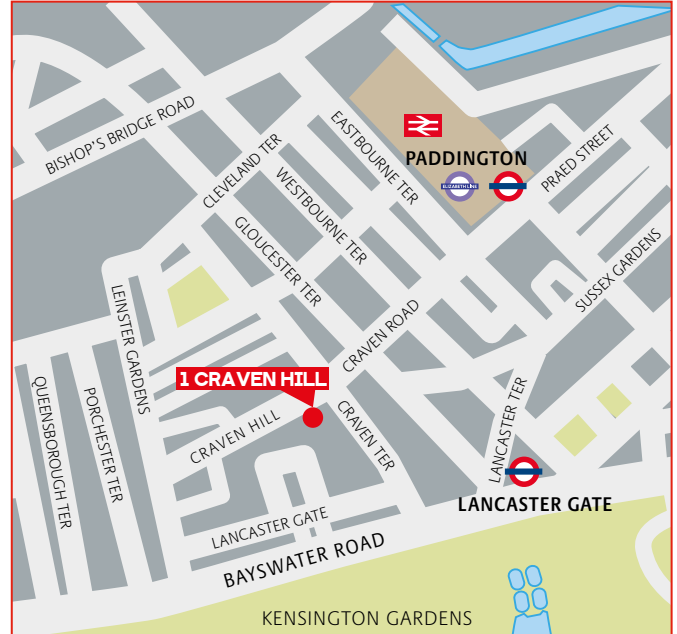
FURNITURE NOT INCLUDED





LOCATION

This prominent building is located in a 'village environment' on the south side of Craven Hill, almost at the junction with Craven Terrace and within a few minutes walk of Paddington main line station which also offers access to the new Elizabeth Line.



TERMS Full rent and lease terms on request.

VIEWING By appointment through sole agent:



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Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2025)