

EXCITING MEWS STYLE OFFICE!



8 Celbridge Mews, London, W2 6EU

A stunning, recently refurbished, mews office located next to Royal Oak Station and a short walk from Paddington Station.

Key Points

- Attractive mews setting
- High ceilings
- Kitchenette on each floor
- Recently refurbished
- Quiet location
- Very good natural light
- WC's and shower facilities

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Summary

Available Size	822 to 1,688 sq ft
Rent	£30 per sq ft
Rates Payable	£22.97 per sq ft
Service Charge	N/A
Estate Charge	N/A
Total	£52.97 per sq ft
Rateable Value	£71,000
VAT	Applicable
EPC Rating	E

Description

The property comprises a fully refurbished office building arranged over three floors. It offers flexible office accommodation ranging from 778 square feet to a total of 2,466 square feet. The space is available to let either on a floor-by-floor basis or as a whole. Each floor features open-plan areas complemented by modern kitchenettes and wooden flooring.

The ground floor benefits from new WC and shower facilities, while all levels enjoy good natural light at both the front and rear. Additional lighting is provided by new ceiling spotlights, creating a bright and inviting workspace.

Each floor benefits from its own kitchenette, and there are communal WC's and shower facilities located on the ground floor which allow the property to be let as a whole or on a floor by floor basis.

The property represents an excellent opportunity for businesses seeking modern office accommodation in a prime location with strong transport links and local amenities. Rent is affordable, and the property is offered on a new lease with terms to be agreed.

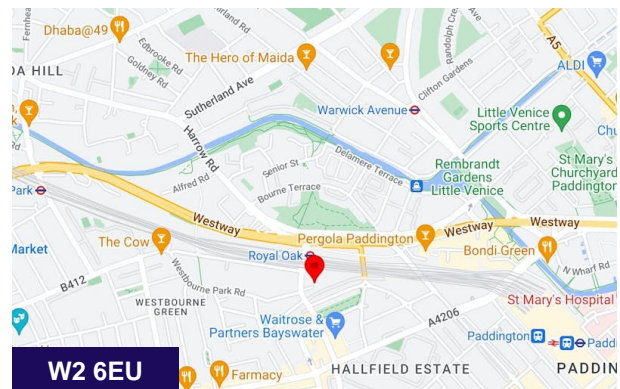
Location

8 Celbridge Mews is located within a charming cobbled courtyard mews in West London, offering a quiet yet central location off Porchester Road. The property is conveniently situated just a 2-minute walk from Royal Oak Station, providing access to the Circle and Hammersmith & City lines, and a 10-minute walk from Paddington Station, which connects to multiple Underground lines, National Rail, and Crossrail services. The area is well-served by nearby amenities, with Queensway and Westbourne Grove both within walking distance.

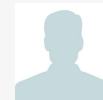
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor	778	72.28	Under Offer
1st - First floor	866	80.45	Available
2nd - Second floor	822	76.37	Available
Total	2,466	229.10	



Get in touch



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