

REF: 1761



FORMER OUR LADY OF DOLOURS RC SCHOOL | 19 CIRENCESTER STREET | LONDON | W2 5SR

**FORMER F1 SCHOOL BUILDING IN PRIME ZONE 1 LOCATION,
WITH OUTSIDE SPACE**

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Use Class F1 Opportunity

Former School planned over part lower ground (at rear ground floor level), ground, first and second floors, comprising a total of approx. 20,000 sq ft gross internal floor area.

Ample outside space, with large playground, rear playground and rooftop playground.

On site parking/drop off available with vehicle access to the large playground located at the front of the site.

Exceptionally well located in prime Zone 1 location of Bayswater, Paddington.

Within walking distance from Warwick Avenue, Royal Oak, Paddington and Bayswater Underground and Overground Stations.

Ideal for continued use within class F1 including SEND/SEMH School.

New FR&I lease available, rental offers invited in the region of £350,000 per annum exclusive, on a new FR&I lease.

Subject to contract.



CONTACT THE TEAM ON:

 020 8099 3119

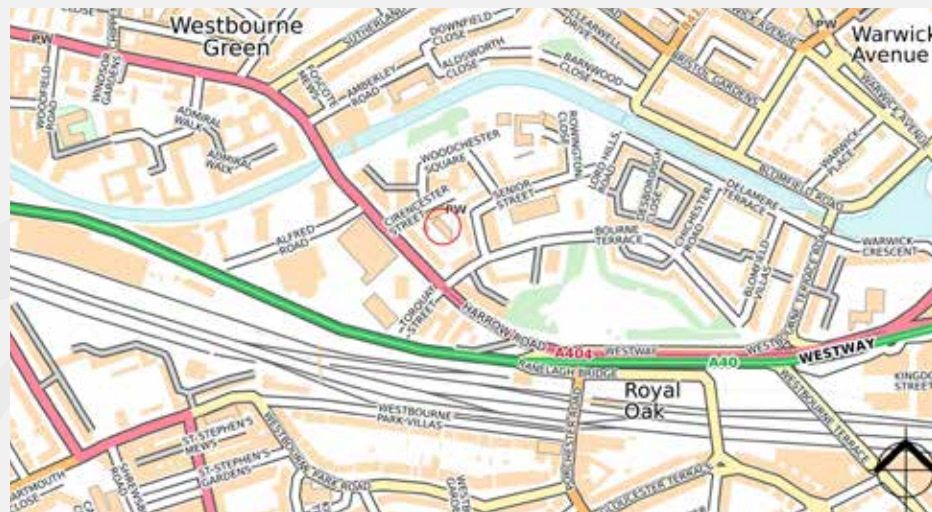
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LOCATION

The property comprises a former school in a prime, Central London location, within the city of Westminster. Situated on Cirencester Street, close to its junction with Harrow Road, it is located to the North side of Paddington and lies on the edge of affluent residential areas of Notting Hill and Maida Vale. Adjacent to the property is a brand new mixed use development, providing approx. 112 new homes, as well as delivering over 1,400 square metres of community facilities including a new community hall, nursery, flexible workspace and canal-side café. There are a number of cafes, restaurants, shops and other amenities adjacent to the property on Harrow Road.

Westbourne Park (Circle Line), Warwick Avenue (Bakerloo Line), Royal Park (Circle & Hammersmith & City Lines), Paddington Overground and Underground (Elizabeth, GWR, Heathrow Express, Bakerloo, Circle, District and H&C lines) Stations are within easy reach.

Bus services are also readily available. The property has easy access to a number of desirable London locations and is surrounded by Kensington, Marylebone, Paddington and Maida Vale.



THE PROPERTY

Situated on Cirencester Street in the heart of Paddington, the former Our Lady of Dolours Catholic Primary School offers a substantial and characterful educational premises well suited to alternative school operators. The property comprises a traditional Victorian school building arranged over three principal floors with additional mezzanine levels, providing a series of cellular classrooms alongside ancillary teaching and administrative accommodation. The layout naturally lends itself to phased occupation or division by year groups, with stair cores serving each level and clear separation between teaching areas and staff/office space.

Externally, the site benefits from 3 secure, self-contained playground areas, providing valuable outdoor amenity space rarely available in Central London locations. There is a large playground to the front of the site which also has vehicular access ideal for drop off. This is positioned on top of a row of garages and previously used for some parking and drop off, but mainly for use as recreation space due to the unknown element of floor loadings. There are 6 parking spaces outside the entrance gates which are not included within the demise, but there are no visible restrictions so can be used by the public. There is a smaller playground to the rear of the site formerly used for the day nursery element of the school, and finally there is an extremely well maintained and great-sized rooftop playground with high guarded fenced walls and a netted ceiling, ideal for further recreation space.

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 IMAGES



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FLOOR PLAN

Approx. Gross Internal Area 1856.4 sq M (19983 sq Ft)



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🎯 PLANNING

We are advised the building has a Use Class F1.

Applicants are recommended to seek their own advice in relation to planning.

🎯 EPC

In hand.

🎯 RATING

TBA.

🎯 VAT

We are advised the property is currently NOT elected for VAT.

🎯 RENT

Rental offers invited in the region of £350,000 per annum exclusive, subject to contract

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone

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🎯 IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

FOR MORE INFORMATION CONTACT:



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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to measurements contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

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February | 2026.