

TO LET

Warehouse style building
suitable for range of uses

3,897 total sq. ft

- Warehouse style workspace
- Suitable for a range of uses
- Air conditioning cassettes
- Solid concrete floors
- Self-contained first floor
- Excellently located within walking distance of Paddington Station, Marylebone train station and excellent bus services on Edgware Road underground stations.



3 BOSCOBEL STREET
LONDON | NW8 8PS



Location

The property is located on Boscobel Street which is situated to the east side of Edgware Road in the Marylebone district of North West London and within the City of Westminster.

Well connected and within close proximity to Elizabeth Line (Paddington), Marylebone and Edgware Road stations, which offer both mainline and underground services via the Circle, Bakerloo, District and Hammersmith & City lines.

The immediate surrounds are home to a hive or retail activity with an abundance of shops, cafes, bars and restaurants all within walking distance of the property.



Description

3 BOSCOBEL STREET is a warehouse style building arranged over ground and first floors with a mezzanine floor accessed from ground floor level.

The first floor also has its own self-contained access. The entire property is available to let and the building would suit a range of uses including offices, light industrial, education and leisure.

Accommodation

Floor areas as per below:

| | |
|--------------|---------------------|
| Ground | 1,523 sq. ft |
| Mezzanine | 620 sq. ft |
| First | 1,754 sq. ft |
| Total | 3,897 sq. ft |

Terms TO LET

The entire property is available to let by way on a new lease direct from the Landlord.

| | |
|------------|--------------------|
| Rent p.a. | OIRO £120,000 p.a. |
| Rates p.a. | c.£23,200 |
| SC | N/A |
| EPC | TBC |

MISREPRESENTATION ACT 1967

These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



Viewings strictly by appointment through sole agents:

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