



AVAILABLE - TO LET

8 Junction Mews, London W2 1PN

Ground floor Class E premises 441 sq ft (40.9 sq m)

Rent - £20,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

8 Junction Mews, London W2 1PN

Ground floor Class E premises 441 sq ft (40.9 sq m)



Location

The property on Junction Mews, which is situated approximately 100 metres from Edgware Road Station, and approximately 400 metres from Paddington Station. Local amenities for the area are excellent, with various operators nearby including: Marks and Spencer, The Gym Group, Hilton, Starbucks, Pret A Manger and any more.

Description

The offices are arranged over ground floor and benefit from the following amenities;

Mews setting
Good natural light
Kitchenette
Self-contained entrance
Wooden flooring

Rent £20,000 per annum exclusive

Business Rates £10,354.25 per annum approximately

Service Charge As and when works are required

Building Type Class E

VAT The premises are not elected for VAT

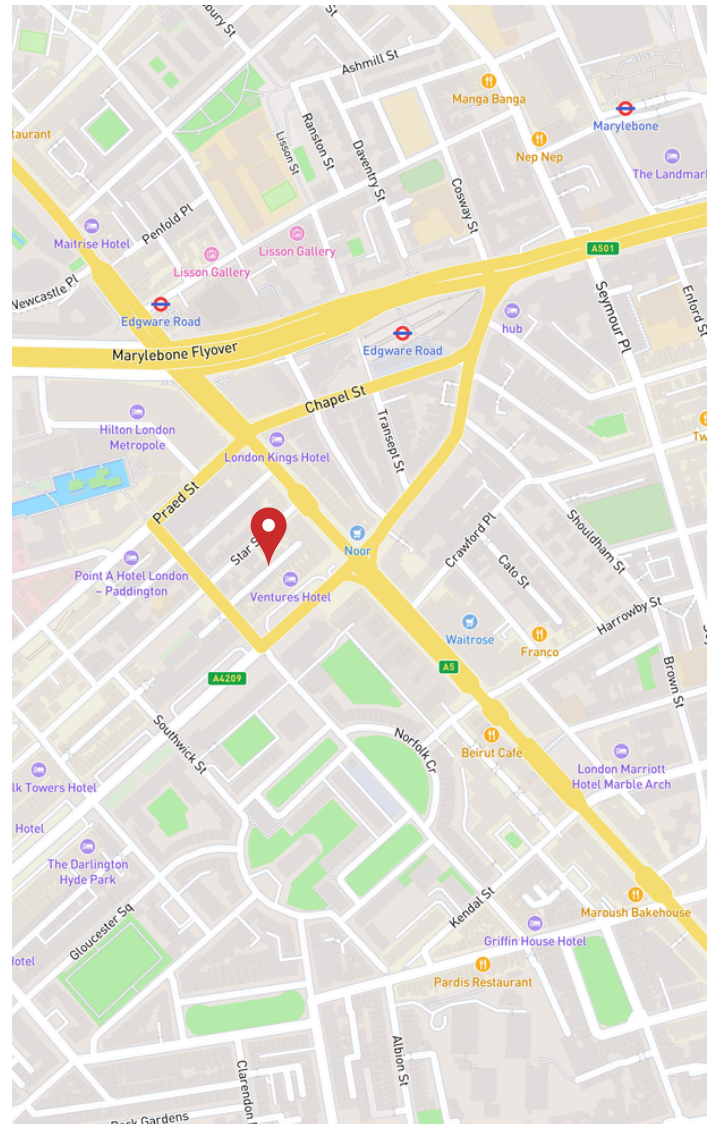
EPC Rating TBC

Lease Details A new lease for a term to be agreed.

Size (all measurements are approx NIA)

Ground 441 sq ft (40.9 sq m)

Total 441 sq ft (40.9 sq m)



Contact Owners Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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