



PRIME UNIT TO LET IN PADDINGTON

**17-18 SPRING STREET,
PADDINGTON, LONDON, W2 3RF**



Location:

The subject property is located on the Western side of Spring Street and located just 50 meters to the South of Paddington Station (National Rail, District, Circle, Bakerloo and Hammersmith & City Lines, along with TFL rail/ Crossrail services).

Local amenities are exceptional with a mix of restaurant and retail occupiers. Paddington Basin and Regents Canal are also located a short walk from the property.

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	1,532 sq. ft. (142.3 m²)
Basement:	1,141 sq. ft. (106.0 m²)

Use:

The subject premises benefits from Class E planning consent.

Rent:

£125,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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