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# PRIME UNIT TO LET IN PADDINGTON

**37 CRAVEN ROAD, PADDINGTON,  
LONDON, W2 3BX**



## Location:

The subject property occupies a prominent position on the busy Craven Road 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. Lancaster Gate is also located a short walk from the property.

## Accommodation:

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

**Ground Floor:** 689 sq. ft. (64.01 m<sup>2</sup>)

## Use:

The subject premises benefits from Class E planning consent.

## Rent:

£40,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease.

## 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:

Please contact:

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