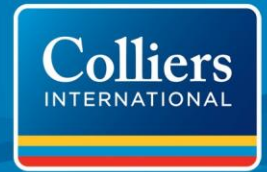


NEW LEASE AVAILABLE

London W2 – Unit 12, West End Quay, Paddington



LOCATION

Situated within the West End Quay development. The area has undergone substantial redevelopment and the property is directly opposite the new Merchant Square scheme, comprising over 1,800,000 sq ft of offices, homes and shops.

The unit is located just off Praed Street in an attractive position fronting Paddington Basin, a short walk from Paddington and Edgware Road stations. Nearby retailers include Grand Union, Superdrug, Pret A Manger, Carphone Warehouse and Tesco Express.

ACCOMMODATION

The premises is arranged over ground floor only, providing the following approximate dimensions and net internal floor areas:

Internal Width	46 ft 6ins	14.17 m
Shop Depth	51 ft 1 ins	15.58 m
Ground Floor	2,773 sq ft	257.62 sq m

TENURE

The property is available by way of a new 10 year full repairing and insuring lease, subject to a rent review in the 5th year.

Rental offers of £55,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable), are required.

EPC

An EPC is available on request.

RATES

To be assessed by the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction

> **Close to Paddington Mainline and Edgware Road underground Stations**

> **Hilton London Metropole Hotel, one of Europe's largest conference hotels is within walking distance**

> **Potential for outside seating**

> **Merchant Square located opposite the property**

CONTACT US

Strictly by prior appointment through sole agents, Colliers International via:

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