

**Maida Vale/Paddington W9
Ground Floor and Basement Offices/Retail
To Let
2173 sq. ft approx. (net internal)**



**57/59 Goldney Road
London
W9**

Location

The premises are situated on the northern side of Goldney Road, a short distance from its junction with Chippenham Road and within a short walk north of the Harrow Road. There is good access to both the West End and the motorway network via the A40 Westway. Westbourne Park Station and Warwick Avenue Underground Stations are both within walking distance.

Description

The premises have a double frontage to Goldney Road and comprise ground floor and basement space. The most recent use has been as offices however please note that the space is currently rated as retail.

Accommodation

Ground floor:	1060 sq ft
Basement:	1113 sq. ft.
Total	2173 sq. ft. approx. (net internal) 2711 sq.ft. approx. (gross internal)

Amenities include:

- **Shower room**
- **Two kitchenettes**
- **Four WC's**
- **Air-conditioning**
- **Good ceiling height to both floors**
- **Open plan and individual offices**
- **Security shutters**
- **Good natural light**

Tenure

Leasehold

Lease Terms

A new lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt 2

Rent

£55,000 per annum exclusive

Rateable Value

£tbc (Westminster City Council)

Rates Payable

£tbc

Legal Costs

Each party is to bear their own legal costs

Possession

Full vacant possession immediate upon completion of legal formalities

Viewing

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.