



AVAILABLE - TO LET

4F Shirland Mews, London W9 3DY

Whole Self-Contained Class E building 1,361 sq ft (126.3 sq m)

Rent - £25,000 pax

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

4F Shirland Mews, London W9 3DY

Whole Class E building



Location

The office is located on Shirland Mews, which is situated off Shirland Road. Transport links for the property are good, with various bus routes running along Shirland Road, whilst Maida Vale, Queen's Park and Westbourne Grove Stations are all approximately within a kilometre of the property.

Description

The building is arranged over ground, first and second floors and is in need of light refurbishment. Stairs lead to all floors. The building is fully self-contained with its own entrance.

Amenities

Cat 2 lighting
Male and female W/C's
Kitchenette
Self-contained
Good natural light
Quiet mews

Rent £25,000 per annum exclusive

Business Rates £20,334.25 per annum approximately

Building Type Class E offices

VAT The premises are not elected for VAT

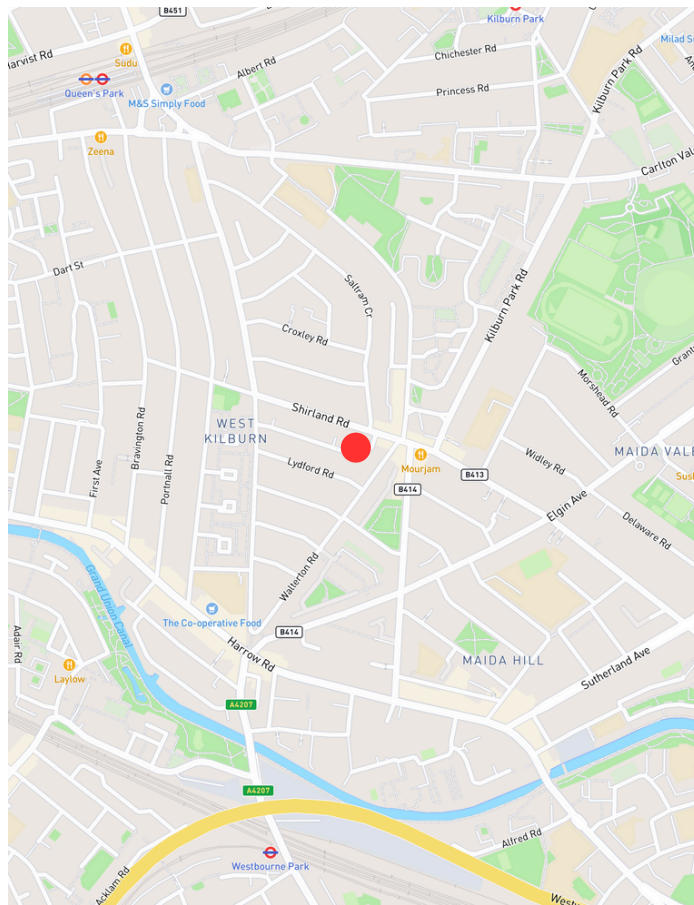
EPC Rating C-67

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

Size (all measurements are approx NIA)

2nd floor 345 sq ft (32.05 sq m)
1st floor 484 sq ft (44.9 sq m)
Ground floor 532 sq ft (49.4 sq m)

Total 1,361 sq ft (126.3 sq m)



Contact Owners Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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