

B1/D1 UNIT TO LET

**Mann
Smith**
CHARTERED SURVEYORS

435-437 Edgware Road, Maida Vale, W2



- Sub-lease until November, 2021
- Provision for five car parking spaces
- Close proximity to Edgware Road and Warwick Avenue stations
- Self-contained unit with excellent ground floor window frontage

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The premises is located moments from the Regent's Canal on the edge of Maida Vale, near Clifton Road. The property benefits from great visibility and is well-connected to central London. Warwick Avenue (Bakerloo Line) is 0.3 miles away whilst Edgware Road (Bakerloo, Circle & District Line and Hammersmith & City Lines) is 0.4 miles away.

Description

The self-contained premises is arranged over the part first, ground and basement floors. It comprises a large open-plan area with two meeting rooms on the ground floor with two further meeting rooms on the first floor and kitchen/break-out and storage facilities in the basement. The premises benefits from air conditioning and WC facilities as well as parking provision for 5 cars at the rear. The trading hours of the property are 08:00-21:00 Monday to Saturday and 11:00-16:00 on Sundays.

Floor Area

First Floor	429 sq. ft. (40 sq. m.)
Ground Floor	1,620 sq. ft. (150 sq. m.)
Basement	254 sq. ft. (24 sq. m.)
TOTAL	2,303 sq. ft. (214 sq. m.)

Term

Available by way of a sub-lease for a term until the expiry of the existing lease in November, 2021

Rent

A passing rent of £70,000 per annum, exclusively

Business Rates

£26,600 per annum, approximately

Service Charge

£8,000 per annum, approximately

EPC

Energy Rating E (114)



Viewings strictly by appointment with agents, Mann Smith:

Anna Quirk MRICS
anna@mannsmith.co.uk

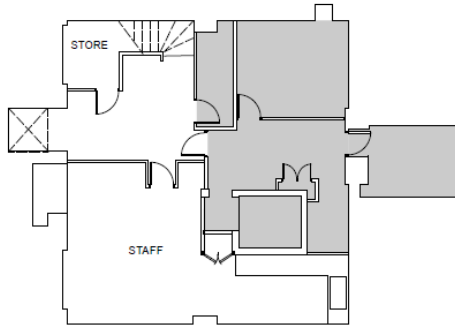
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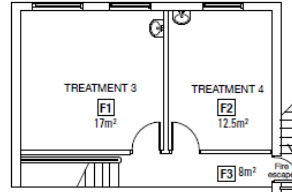
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Floor Plan



BASEMENT - no works
GIA 24m² (lease area)



FIRST FLOOR
GIA 39m²

PRELIMINARY

NOTES:
NOT BASED ON A MEASURED SURVEY:
DERIVED FROM PLAN OF EXISTING
PROVIDED BY LANDLORD
DO NOT SCALE OFF THIS DRAWING
REFER STUDIO CHERRY SCHEDULE OF
WORKS FOR FURTHER DETAILS AND
SPECIFICATION

KEY

- existing walls/partitions to remain
- existing partitions to be removed
- new stud partitions - timber or metal stud (contractor's choice) with pty internal lining and plasterboard finish taped and jointed or skinned (contractor's choice) and decorated

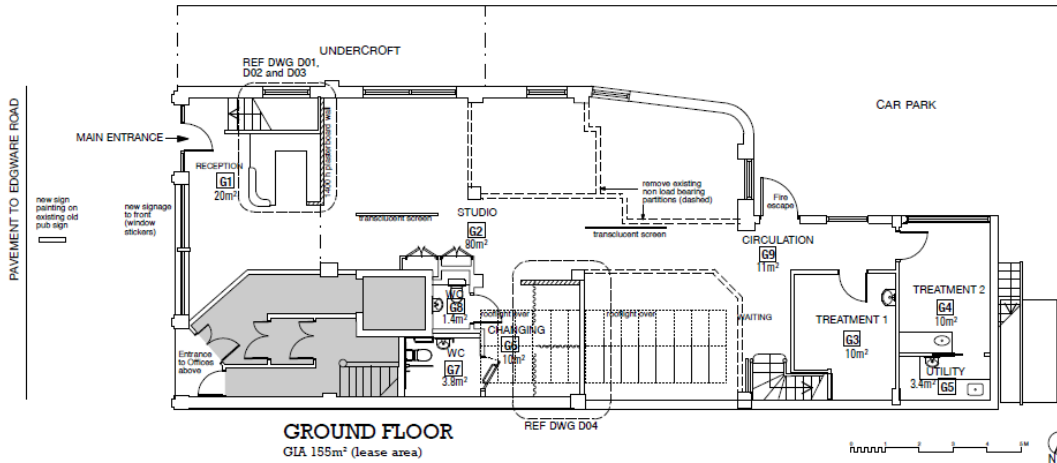
revision	description	date	rev.
minor fit out change		2 June 2015	B
layout reconfigured following planning consultant's advice		21 May 2015	A

studio CHERRY

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drawing name:	
FLOOR PLANS AS PROPOSED	
project:	435-7 Edgware Road, W2 1TH
client:	Pilates off the Square
scale:	1:100 @A3
date:	May 2015
dwg. no.:	15P6/003
rev.:	B

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GROUND FLOOR
GIA 155m² (lease area)