



NEXT PROPERTY  
COMMERCIAL

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## 137 Edgware Road, Paddington, W2

Spacious unit with excellent frontage to let on Edgware Road, Paddington. The unit covers an area of 1,700 sq. ft approximately.

**Rent: £110,000 per annum**

## Description

Spacious unit with excellent frontage to let on Edgware Road, Paddington. The unit covers an area of 1,700 sq. ft approximately. The property is situated on the west side of Edgware Road, opposite Waitrose and close to Argos, Holland & Barrett, Specsavers, Barclays, McDonald's.

Planning : The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

The unit benefits from large frontage, additional mezzanine space and large basement rooms. It offers convenient access via the service road.

Rent: £110,000 per annum. Offers Invited.

No Premium.

Terms: Available on a new lease for terms to be agreed

Total Size(approx.): 1,700 sq. ft

Ground Floor: 757 sq. ft.

Basement: 550 sq. ft.

Mezzanine floor: 354 sq. ft.

Business Rates: To be assessed

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment through Sole Agents: Next Property 020 3745 7607

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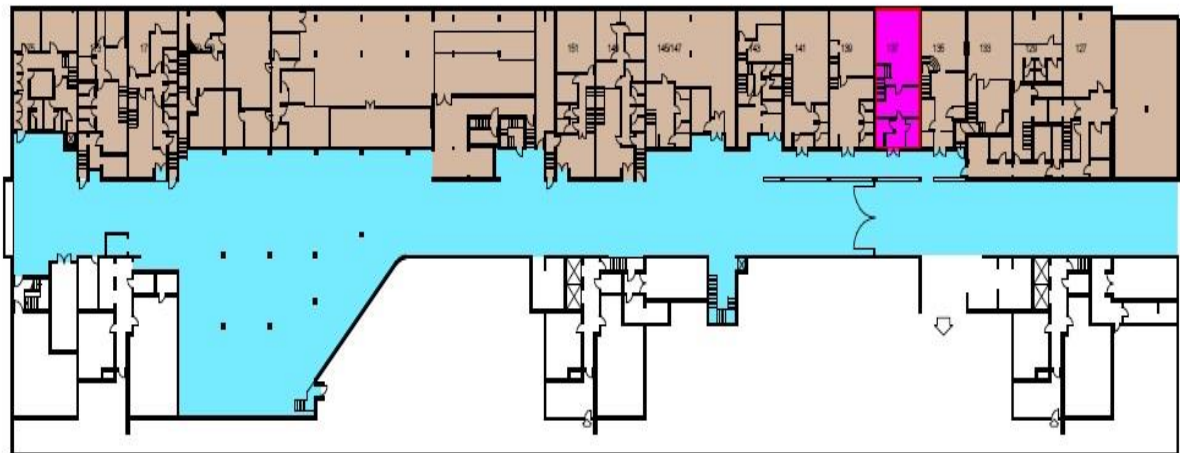
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form any part of any contact, Next property have no authority to make any representation or give any warranty in relation to this property.





## GROUND FLOOR



## BESEMENT



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