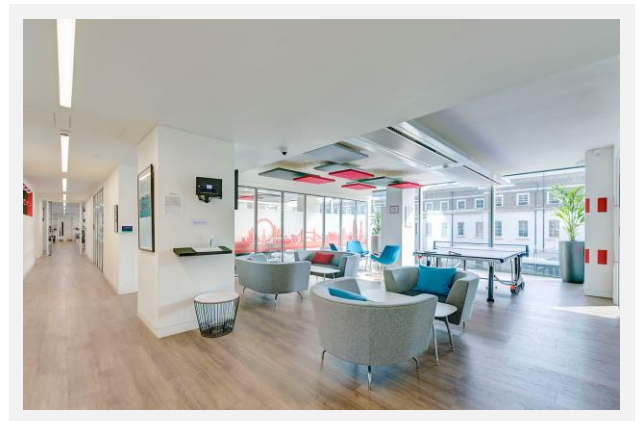
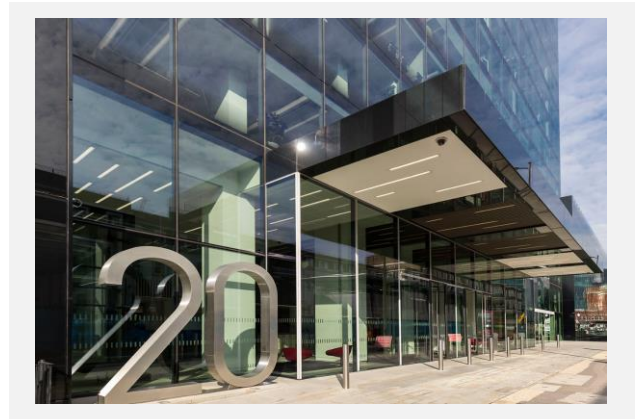
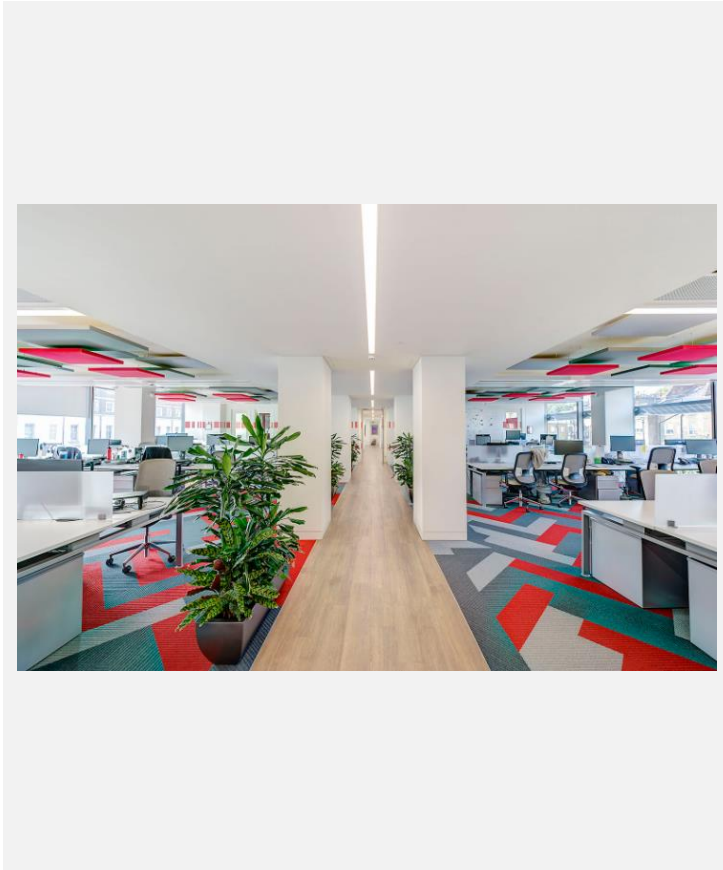


# 20 Eastbourne Terrace, W2

## High Quality Fitted Office to Let

3<sup>rd</sup> Floor  
5,877 SQ FT



### DESCRIPTION

The building occupies an outstanding position, at the northern end of Eastbourne Terrace. It is an exceptional location, convenient for all main travel links being immediately adjacent to Paddington underground, mainline and Crossrail stations.

The 3rd floor is available in this striking 16 storey office building, which was recently refurbished in 2017. This bright and efficient floor was recently fitted out to a high standard and includes private offices, open plan work stations and a fully fitted kitchen. The present layout can be utilised immediately or it can be reconfigured for specific individual requirements.

### AMENITIES

- High quality fit out
- Abundance of natural light and fantastic views
- Low energy chilled beam a/c system
- Raised floor
- Fully intergrated LED lights
- 2.7m typical floor to ceiling heights
- Fully fitted modern kitchen
- 4 X Lifts
- WCs within the demise
- Reception with comissionaire and café / business lounge
- New changing facilities in the basement including showers and lockers. 4 bicycle spaces are pertained to this demise

### CONTACTS

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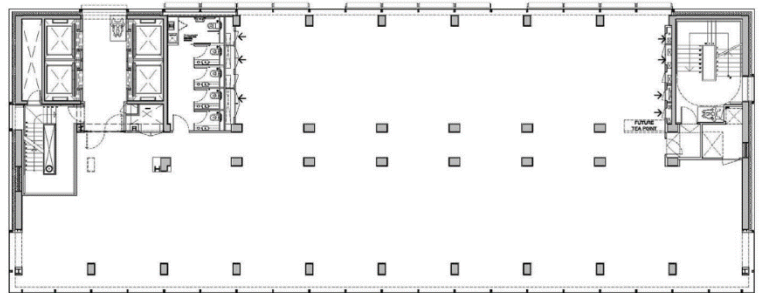
# 20 Eastbourne Terrace, W2

## High Quality Fitted Office to Let

3<sup>rd</sup> Floor  
5,877 sq ft

### TENANCY

Floor	Area (sq ft)	Area (sq m)
3 <sup>rd</sup> Floor	5,877	545.99
<b>Total</b>	<b>5,877</b>	<b>545.99</b>



\*THIS FLOOR PLAN DOES NOT ILLUSTRATE THE FIT OUT IN SITU

### LOCATION

- 1 minutes walk to Paddington Underground Station (Bakerloo, District & Circle, Hammersmith & City Line)
- 3 minutes walk to Lancaster Gate Underground Station (Central Line)
- 7 minute walk to Edgware Road Underground Station (Bakerloo, Circle & District Line)
- 12 minute walk to Bond Street (Jubille & Central Line)

### TERMS

- Lease: A sublease for a term until April 2022. An assignment is also available until April 2027.
- Quoting Rent: £65.00 psf
- Rates: Circa £35.00 psf
- Service Charge: Circa £15.00 psf

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