



AVAILABLE TO LET

## ENSTAR HOUSE, 163-173 PRAED STREET, PADDINGTON W2

700 sq ft - 2,800 sq ft open plan refurbished economical office to let directly opposite Paddington Station



UNDER £65.00 PER SQ FT PA FULLY INCLUSIVE

To request a viewing call us on 020 7629 9898

For more information visit <https://www.realla.co.uk/m/41535-163-praed-street-163-173>

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### 700 SQ FT | 1,400 SQ FT | 2,100 SQ FT | 2,800 SQ FT OPEN PLAN ECONOMICAL OFFICE TO LET DIRECTLY OPPOSITE PADDINGTON STATION

The office accommodation is arranged over the 1st and 2nd floors. The 1st floor has recently been refurbished and now provides high quality open plan space featuring brand new LED lighting, new air conditioning, and smart wooden floors.

The 2nd floor is currently fitted and in a slightly dated specification and can be taken in its existing condition and configuration, or refurbished to the same specification as the 1st floor, subject to terms.

#### Highlights

- UNDER £65.00 PER SQ FT PER ANNUM EXCLUSIVE
- Recently refurbished providing new lighting, wooden floors, and air conditioning
- Superb levels of natural light throughout
- Excellent floor to ceiling height throughout
- Directly opposite Paddington Station
- Wings and / or floors can be taken together or separately from 700 SQ FT - 2,800 SQ FT

#### Property details

Rent	£39.50 psf
Est. S/C	£7.60 psf
Est. rates payable	£14.68 psf
Available from	10/01/2020
Sizes	700 to 2,800 Sq ft
Lease details	New lease direct from the Landlord for a term by arrangement. Flexible terms considered

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Part 2nd West	700	£39.50	£7.60	£14.68	£43,246.00	Available
Part 2nd East	700	£39.50	£7.60	£14.68	£43,246.00	Available
Part 1st West	700	£39.50	£7.60	£14.68	£43,246.00	Available
Part 1st East	700	£39.50	£7.60	£14.68	£43,246.00	Available
Total	2,800				£172,984.00	

#### More information

Visit microsite

<https://www.realla.co.uk/m/41535-163-praed-street-163-173>

#### Contact us

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10/01/2020&nbsp;The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract.