

30 Eastbourne Terrace, Paddington

VIRTUAL TOUR



LOCATION

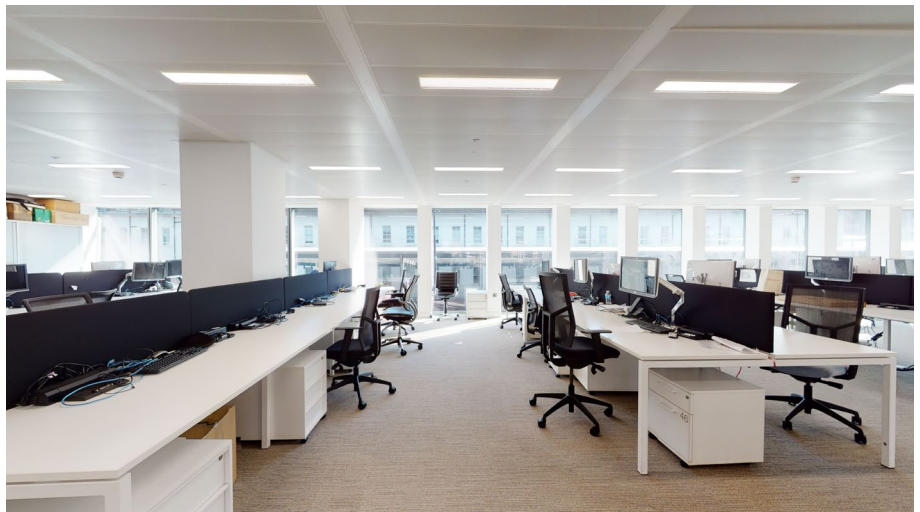


Fully Fitted Offices - Entire 2nd Floor - 8,739 sq ft



Location

The building is located opposite the new entrance to the highspeed Elizabeth Line scheduled to open mid 2021 and will take just 17 minutes to reach Canary Wharf. The route to Heathrow taking less than 26 minutes is to be launched in 2022. In addition, to four tube lines (Bakerloo, Hammersmith & City, Circle and District) and Paddington Main Line, this has made the regeneration of Paddington Basin a success with its restaurants, bars and boutiques dotted along the canal as far as Little Venice.



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30 Eastbourne Terrace, Paddington, W2

Accommodation

The accommodation comprises 8,739 sq ft over the entire 2nd floor, refurbished by the landlord Land Securities in 2015 and providing bright modern air-conditioned offices served exclusively by its own male and female WCs as well as bike storage, lockers and showers in the lower ground floor.

The entire floor is virtually open plan with the exception of a few meeting rooms and single offices as shown on the virtual tour link



Amenities

- Manned ground floor entrance.
- 2 x 10 person passenger lifts.
- 4 pipe fan coil air conditioning
- Male & Female WCs
- Raised access floor.
- Basement showers & lockers
- Secure cycle parking
- Generous breakout/kitchen
- Excellent natural light
- BREEAM Rating Excellent

Terms

Lease:

To be an assignment of the existing lease held for a term expiring on the 7th June 2025 and contracted outside the security of the 1954 Landlord & Tenant Act. We are advised the Landlord will consider extending the term if required.

Rent:

£546,187 pax (£62.50 psf)

Service Charge:

£10.50 psf estimated

Business Rates:

£21.00 psf estimated

EPC Rating: C 55

Legal Costs:

Each party to be responsible for their respective legal costs.

Viewing strictly by appointment

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