



LDG

The
Creative
Property Team

ldg.co.uk

12 CELBRIDGE MEWS

office to let 2 of 3

USE

Offices – B1

FLOORS & SIZE

Ground Floor	464 SQ.FT.	43.10 SQM.
First Floor	834 SQ.FT.	77.5 SQM.
TOTAL	1,298 SQ.FT.	118.92 SQM.

Circa 22-25 workstations.

THE SPACE

Located within an attractive cobbled mews, 12 Celbridge Mews offers a unique self-contained workspace with a private garage. Both floors currently provides open plan working, with the ground floor benefitting an island kitchenette. The first floor showcases generous ceiling height with a high-pitched roof that features skylights bringing excellent natural light to both floors.

HIGHLIGHTS

- Self-Contained Office Building With Private Garage
- Attractive Cobbled Mews
- High Pitched Ceiling On The First Floor
- Skylights
- Industrial Style Pendant Lighting
- Open Plan Island Kitchenette
- Private Cloakrooms
- Spiral Staircase
- Electric Heating

CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

COSTINGS

	PSF	PER ANNUM
Passing Rent	£43.75	£56,000.00
Rates	£15.02	£19,227.00
Est. Service Charge	N/A	N/A
TOTAL	£58.77	£75,227.00
Estimated Monthly Costs.		£6,268.92

N.B – Typically commercial rents are paid quarterly in advance.

LEASE

An assignment of the existing lease until 9th November 2020. The lease is outside the Landlord and Tenant Act.

Alternatively, a new lease is available directly with the Landlord.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

W2 6EU

NEIGHBOURHOOD

Paddington.

COMMUTE

Royal Oak.	2 mins
Bayswater.	10 mins
Queensway.	12 mins
Paddington.	15 mins
Warwick Avenue.	16 mins

EATS

- Farmacy
- The Ledbury
- Banana Tree
- Granger and Co.
- Hereford Road
- Guste REMO

LIQUID LUNCH

- The Cow
- The Westbourne
- 65 Westbourne
- Beach Blankey Babylon
- The Porchester
- The Bridge House

A STRETCH AWAY

- Porchester Centre
- PureGym
- Barrecore
- Beautcamp Pilates
- Barry's Bootcamp
- Harbour Club

LOCAL AUTHORITY

Westminster.



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk*
Cary Dennington *cary@ldg.co.uk*
Daniel Castle *daniel@ldg.co.uk*
Joshua Gilbery *jg@simonkorn.co.uk*

0207 290 0599
0207 291 0993
0207 290 0590
0207 499 6070



ldg.co.uk
@ldglondon
0207 580 1010

WELCOME TO 12 CELBRIDGE MEWS



READY TO TALK?

Harrison Eagles *harrison@ldg.co.uk* 0207 290 0599

Susan Christie *susan@ldg.co.uk* 0207 580 1010

Cary Dennington *cary@ldg.co.uk* 0207 291 0993

Daniel Castle *daniel@ldg.co.uk* 0207 290 0590



ldg.co.uk

@ldglondon

0207 580 1010