



**182-184**  
**Edgware Road**  
**LONDON W2 2DS**

**1<sup>st</sup> FLOOR (REAR)**  
**OFFICE TO LET**

**1,233 Sq Ft (114.5 SqM)**

**New Lease Available**

## LOCATION

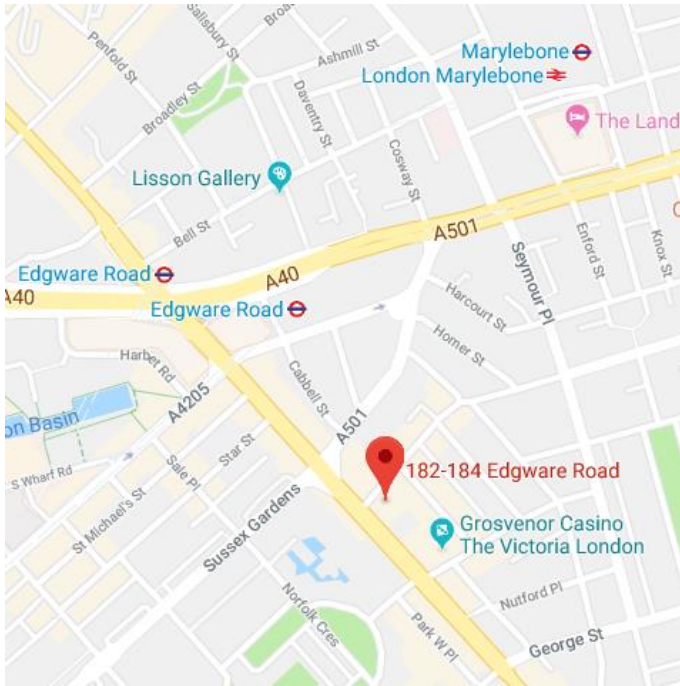
The property is situated on the east side of Edgware Road, close to the junction with Old Marylebone Road and Sussex Gardens. The property is situated in a busy location close to a wide variety of shops, eateries and amenities, and is a short walk to both Marylebone and Paddington. The location is close to Paddington Railway station as well as Edgware Road and Baker St underground stations.

## DESCRIPTION

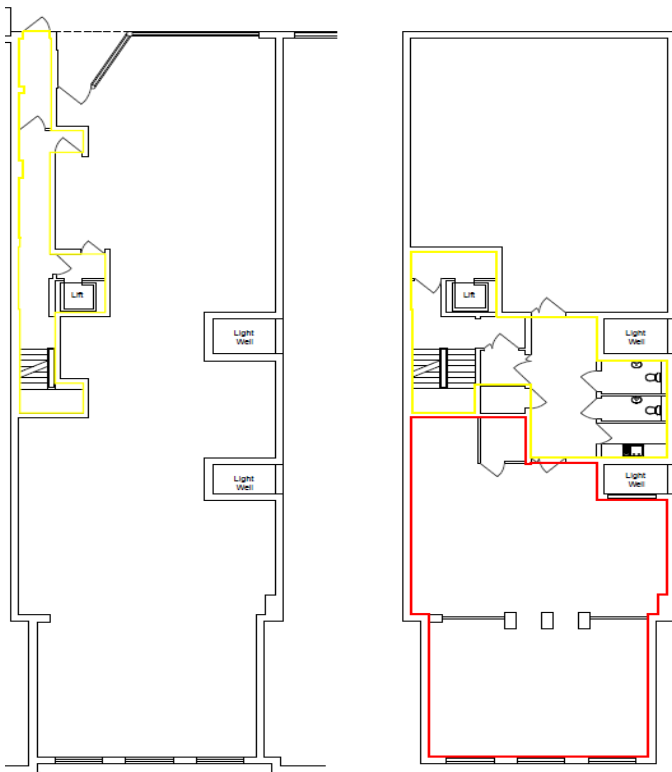
The office has been recently refurbished and comprises open plan space with natural light to the rear. The office benefits from LED flat panel lighting, perimeter air conditioning and floor boxes. There are shared kitchenette and WC facilities, together with passenger lift and door entry system.



## LOCATION MAP



## FLOOR PLAN - 1<sup>st</sup> Floor (rear) identified in red



### QUOTING RENT

£47,000 per annum exclusive

### BUSINESS RATES

2017 Rateable Value is £27,250.

Interested parties are advised to make their own further enquiries.

### SERVICE CHARGE

Approximately £7 per Sq Ft

### VAT

N/A

### TIMING

Available Now

### EPC RATING

D93

### POSSESSION

On completion of legal formalities

### LEGAL

Each party to bear their own legal costs

### ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

**Daniel Morris / Jamie Arva**  
01923 853 749

**[DanielM@koopmans.co.uk](mailto:DanielM@koopmans.co.uk)**  
**[JamieA@koopmans.co.uk](mailto:JamieA@koopmans.co.uk)**

**KOOPMANS**

Property Asset Management

[www.koopmans.co.uk](http://www.koopmans.co.uk)  
01923 853 749

Acquisitions | Disposals | Rent Reviews | Lease Renewals | Property Management | Asset Management | Investments

Koopmans, 221 Watling Street, Radlett, Hertfordshire WD7 7AL  
T. 01923 853 749 F. 01923 854 493 E. [property@koopmans.co.uk](mailto:property@koopmans.co.uk)

**[koopmans.co.uk](http://koopmans.co.uk)**

These particulars do not constitute or form any part of any offer or contract and all statements made herein are made without responsibility on the part of Koopmans or the vendor. Any intending purchaser should satisfy themselves as to their correctness. Neither the vendor or Koopmans, nor any person in their employment, make or have any authority to make any warranty in relation to this property. These particulars are supplied on the understanding that all negotiations are conducted through this office. APRIL 2019