



2-4 Elgin Avenue

Maida Vale, London, W9 3QR

Stunning self-contained offices in W9.

1,063 sq ft
(98.76 sq m)

- Grand period building.
- Newly constructed offices.
- Superbly fitted throughout.
- Private entrance.
- Off-street parking.
- Outstanding location.
- Available immediately.

2-4 Elgin Avenue, Maida Vale, London, W9 3QR

Summary

Available Size	1,063 sq ft
Rent	£31,500 Per annum
Business Rates	Upon Enquiry
EPC Rating	C (54)

Description

These incredibly impressive and newly-formed private offices occupy the lower ground floor of this handsome and genuinely striking period corner building prominently positioned at the junction with Elgin Avenue and Harrow Road.

The property is accessed via its own private approach and benefits from an entrance hall/reception area, 3 / 4 defined offices spaces of excellent proportions, self-contained wash rooms and a separate kitchen/break-out area. The landlord has invested heavily in creating a smart, modern office space now ready for immediate occupation. There is also the benefit of one off street parking space included in the lease.

Location

This particular corner building at the junction of Elgin Avenue and Harrow Road offers superior levels of convenience being within easy access of both Maida Vale, Ladbroke Grove and Westbourne Park. Immediate retail occupiers close by are broad in their nature to include Toolstation, Sainsburys Local, Post Office, Leyland SDM and various medical clinics.

Within a few minutes' walk, you can access Notting Hill and the eclectic mix of highly-regarded eateries and individual stores and markets that fill Portobello and Golborne Roads with such an abundance of character. The joys of the Grand Union Canal are close by with outstanding public transports links at Westbourne Park, Royal Oak and Ladbroke Grove stations all of which are within close proximity.

Terms

RATES PAYABLE: To Be Confirmed.

RATEABLE VALUE: To Be Confirmed.

EPC: To Be Confirmed.

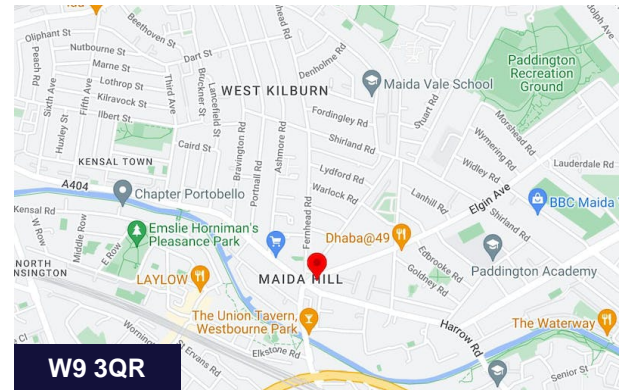
USE CLASS: Class E.

LOCAL AUTHORITY: London Borough of Westminster.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenant Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



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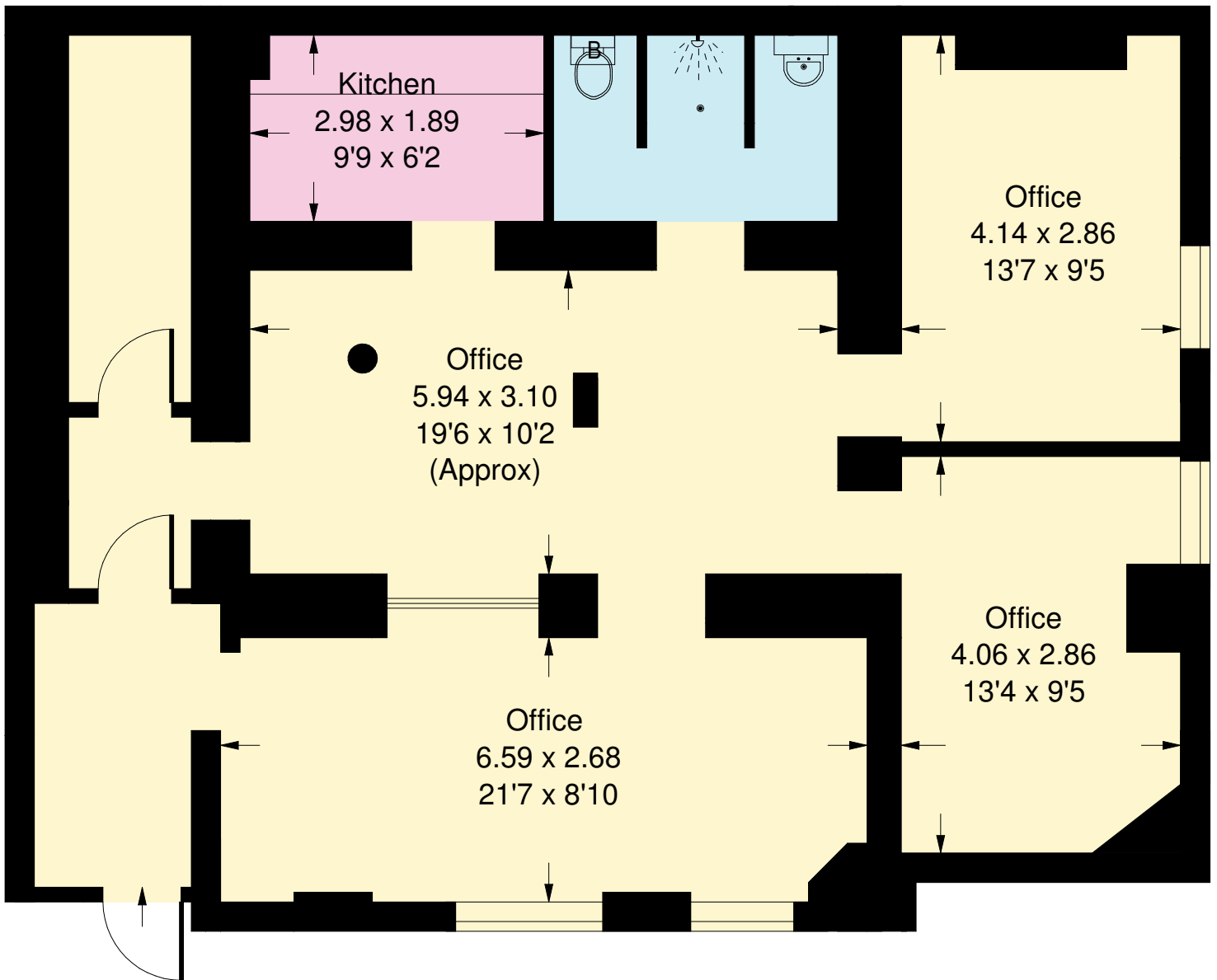
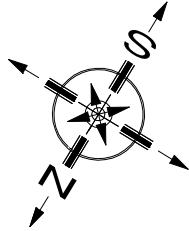
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Elgin Avenue, W9

Approx Gross Internal Area
98.8 sq m / 1063 sq ft



Lower Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.