



## **58 Paddington Street, Marylebone London Borough of Westminster**

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### Office Suite To Let

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2nd Floor **317 SQ FT**

58 Paddington Street  
London  
W1U 4JD



## Location

The building is situated on Paddington Street linking Baker Street and Marylebone High Street with its excellent choice of local shops, bars and restaurants. Baker Street London Underground station is situated a short walk to the north providing access to the Jubilee, Bakerloo, Circle, Hammersmith and City and Metropolitan lines

View Map <https://tinyurl.com/y8yxys5l>



## Description

Period building offering a high-quality office suite benefiting from excellent natural light. The 2nd floor is accessed by a single staircase. WC is within the demised area, this makes the property self-contained. No lift. Space subdivided into two adjoining rooms.

\*24-hour access

\*Common WCs and kitchenette areas

\*High ceilings

\*Entryphone system

## Use

B1 Offices

## Rent

Offers in region of £18,500 per annum.

## Service Charge

Upon request

## Business Rates

All interested parties are advised to make their own enquiries directly with London Borough of Camden

## EPC

### ENERGY PERFORMANCE CERT

B 26-50

C 51-75

D 76-100

82 This is how energy efficient the building is.

Certificate Reference Number: 0290-6974-0321-5512-1034

## Professional Costs

Each party to pay their own legal costs in this transaction

For further information or to arrange a viewing please contact:

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