



121-141 Westbourne Terrace, London, W2 6JR

Entire Ground, Part 1st and 2nd Floors to Let, available as a whole or floor by floor.

Summary

Tenure	To Let
Available Size	2,300 to 21,600 sq ft / 213.68 to 2,006.71 sq m
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Excellent Natural Light
- Car Parking on Site
- Proposed Cat A Fit Out
- Self Contained Entrance
- Fully Air-Conditioned
- Bike Racks and Showers
- High Ceiling Heights

Description

The Available accommodation comprises of the entire Ground Floor with it's own entrance, Part First Floor and Part Second Floor.

A capital contribution will be provided to refurbish the offices to a Cat A standard.

The offices can be taken as a whole or floor by floor.

Location

The building is located at the end of Westbourne Terrace at its junction with Bishop's Bridge Road. Paddington Station is within a 3-minute walk, with access to Bakerloo, Circle, District, Hammersmith and City, Elizabeth lines. The station also has a direct mainline service to Heathrow and provides connections to the West of England.

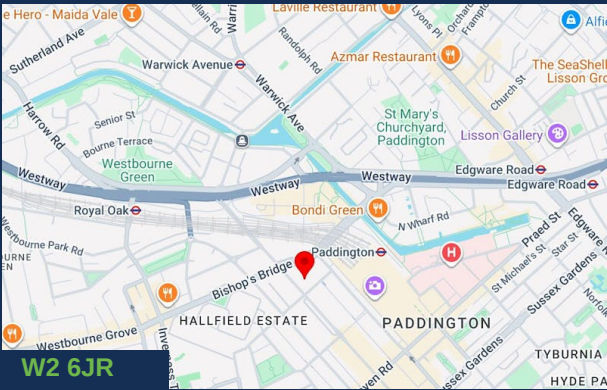
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,300	1,049.80	Available
1st - Part 1st Floor	2,300	213.68	Available
2nd	8,000	743.22	Available
Total	21,600	2,006.70	

Legal fees

Each party to bear their own legal costs incurred in this transaction.



Viewing & Further Information



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