

Workplace Co.

9 BOUVERIE PLACE

PADDINGTON, LONDON, W2 1RB

THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



9 BOUVERIE PLACE

Recently refurbished self-contained office/retail opportunity moments away from Paddington Station.

This is the perfect opportunity for a retail or office user who wants to be based in close proximity to Paddington Station. The space has recently been refurbished and has excellent street frontage. The space is arranged across ground and lower ground floors, the lower ground floor has been divided in to two rooms, giving the occupier the opportunity to use these as meeting rooms or storage space. The property has air-conditioning throughout. There are WC's and a shower fitted. The large front windows flood the space with natural light, there is an additional amenity of an exterior vault providing extra storage space.



Available by way of **new leases** directly from the landlord

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
Lower Ground & Ground	784	£51	£11.62	£3.60	£4,326	£51,916

Key Features

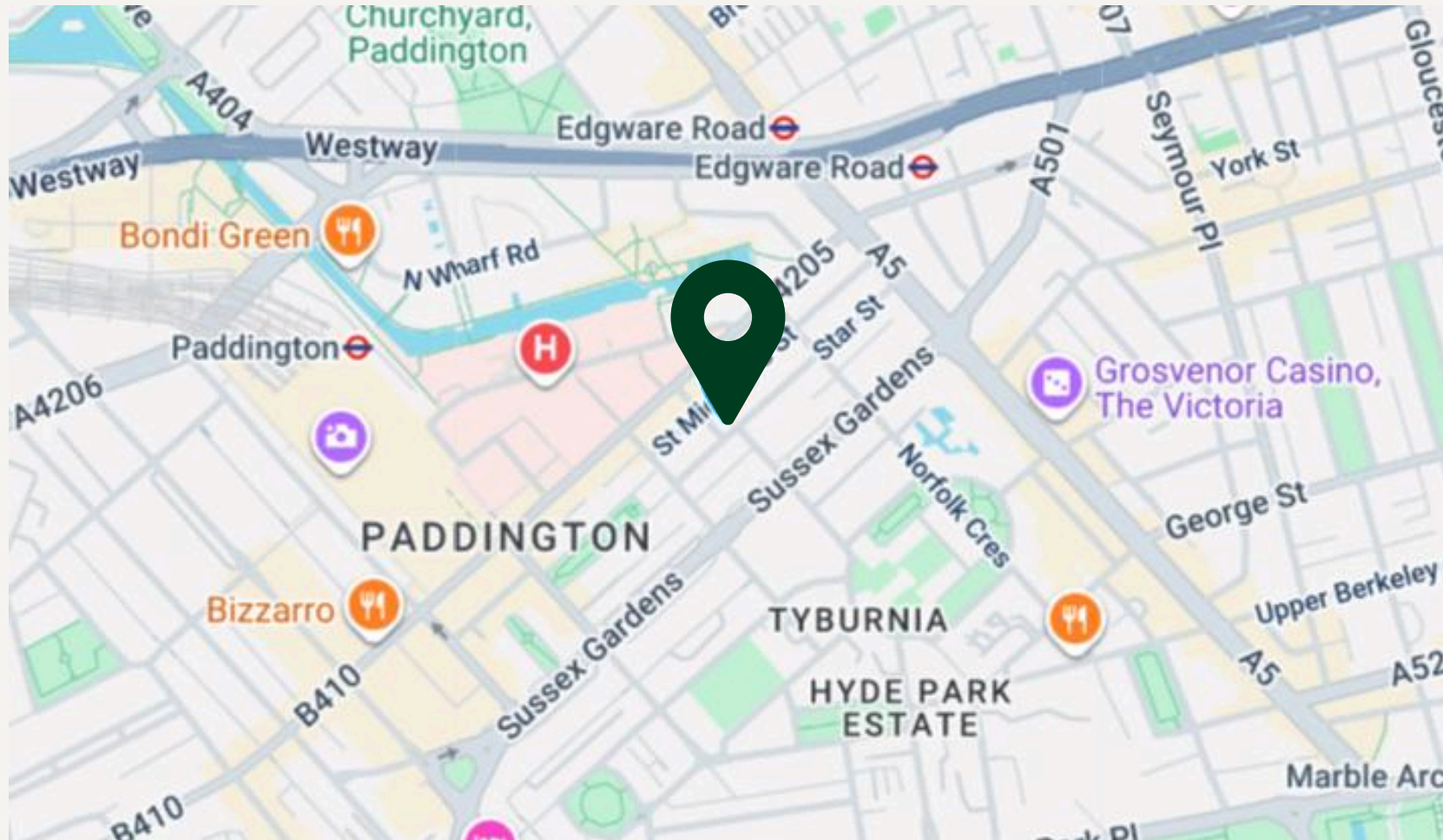
- Own Entrance
- Recently Refurbished
- Self-Contained
- Shower
- Street Frontage
- Fibre Internet Connection
- Air-Conditioning
- Excellent Natural Light
- Great Transport Links
- 24/7 Access

Nearby Stations

-  Paddington (4 mins walk)
-  Edgware Road (6 mins walk)

9 BOUVERIE PLACE

Located just a 4 minute walk from Paddington Station and 6 minutes from Edgware Road making 9 Bouverie Place closely connected to the rest of London, and placed in a high footfall area. Within the local area there is an array of shops, restaurants, cafe's, pubs and bars.



GALLERY



Workplace Co.

VIEWINGS

Harry James - Associate Director

DD: 02079938075 / **M:** 07597415549

E: hj@theworkplacecompany.co.uk

Oliver Bowder - Surveyor

DD: 02079938075 / **M:** 07712209524

E: ob@theworkplacecompany.co.uk

THEWORKPLACECOMPANY.CO.UK | 020 7993 8075

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT