



James ashley
commercial
property consultants

2 Crawford Place | London | W1H 5NA
SELF-CONTAINED OFFICES TO LET

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- first, second & third floors
- 102.19 m² (1,100 ft²) approx.
- 'e' use class
- air conditioning | roof terrace
- rent: £60,000 per annum exclusive
- close to edgware road station

DESCRIPTION

The air conditioned offices are accessed off Crawford Place via an internal staircase leading to the first floor. The first floor provides mostly open plan offices with a glazed partition providing a meeting/boardroom overlooking Edgware Road. There is a kitchenette, WC and this floor could be used as a self contained office. There is secondary glazing on the windows and space under the stairs for a server room/storage.

There are two office rooms on the second floor, a small sink/kitchenette and access to a large decked terrace. The third floor comprises two further office rooms with glazed partitioning and wall mounted air conditioning. There is a further WC on this floor.

LOCATION

Located in a prime position on the corner of Edgware Road (A5) and Crawford Place, between Marble Arch and Paddington in central London.

Marble Arch and Edgware Road Underground stations (Central, Circle, District, Hammersmith & City lines) are both within walking distance.

ACCOMMODATION

First floor	55.28 m ²	595 ft ²	
Second floor	23.23 m ²	250 ft ²	
Third floor	23.68 m ²	255 ft ²	
TOTAL	102.19 m ²	1,100 ft ²	N.I.A.

TENURE

A new Full Repairing and Insuring Lease is available on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £49,500. Contact Westminster City Council on 020 3772 2602 to confirm what amount is actually payable.

VIEWINGS

Strictly by prior appointment, by contacting sole agents James Ashley Commercial:-

Ashley Brudenell or James Stefanopoulos

