



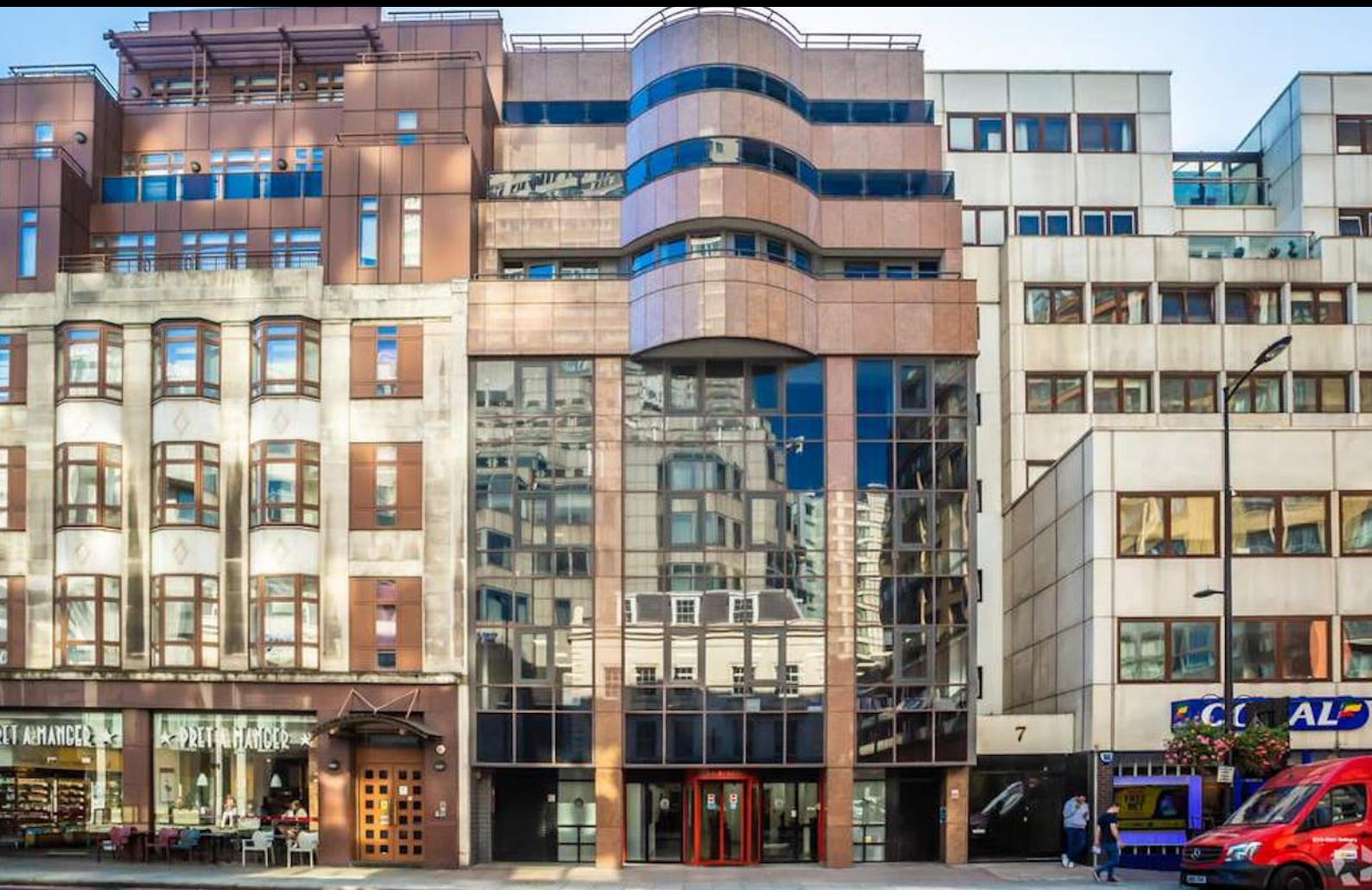
SAVOY STEWART
COMMERCIAL PROPERTY

OFFICES
TO LET

5 PRAED STREET

London, W2 1NJ

Offices to Let



KEY POINTS

- > 2 Passenger lifts
- > Manned reception
- > Excellent natural light
- > Close proximity to Underground Stations

TENURE	TO LET
SIZE	1,174 TO 2,986 SQ FT
RENT	RENT ON APPLICATION
EPC	D (90)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located on the South side of Praed street, close to the junction of Edgware Road. The nearby Stations are Edgware Road Station (400 ft), Paddington Station (0.4 miles) and Marble Arch Station (0.6 miles).

ADDITIONAL INFORMATION

The available accommodation is comprised of the entire 6th floors and the 2nd floor front.

The 6th Floor comprises of two open plan offices that have been divided into a number of offices and meeting rooms whilst the 2nd floor is in open plan format. The 6th floor benefits from a private terrace.

The 6th Floor comprises of an open plan office to the front and 3 private office spaces to the rear. All office spaces have access to the private terrace located on both the front and the rear of the floor. The 6th floor benefits from a private kitchen and WC's.

The 2nd floor front offers an open plan office, a private office suite, kitchen and a WC. Both floors have air conditioning, suspended ceilings and are carpeted throughout.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Rates Payable
6th	1,812	168.34	-	On application
2nd - front	1,174	109.07	-	£18,829.31 /annum
Total	2,986	277.41		

SPECIFICATIONS

- 2 Passenger lifts
- Excellent location
- Comfort Cooling
- Suspended ceilings
- Manned reception

TERMS

A new lease for a term to be arranged.

VIEWINGS

Strictly via appointment through sole agents Savoy Stewart.

RENT

Rent on Application

BUSINESS RATES

Available on Request

SERVICE CHARGE

£18 per sq ft



VIEWING & FURTHER INFORMATION



Darren Best
020 7478 9115
db@savoystewart.co.uk



Rosie Canty
020 7478 9114
rc@savoystewart.co.uk

or visit savoystewart.co.uk