

**SUPERB 2<sup>ND</sup> FLOOR  
NEW BUILD OFFICE  
TO LET IN PADDINGTON**

**982 SQ. FT.  
91 SQ. M.**

**10 LONDON  
MEWS,  
W2 1HY**



**Appointment  
through  
sole agents:**

**Jonny Novick**  
jn@ionic.uk  
07811 100 622

**Michael Firestone**  
mf@ionic.uk  
07909 224 095

**Virtual Tour - <https://my.matterport.com/show/?m=JpgTUMuRqML>**

**APPROXIMATE COSTS:**

**Superb 2<sup>nd</sup> Floor  
New Build Office  
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<b>RENT PA /SQ. FT.</b>	<b>BUSINESS RATES PAYABLE PA /SQ. FT.</b>	<b>SERVICE CHARGE PA /SQ. FT.</b>	<b>TOTAL INCLUSIVE COST PA PCM</b>
<b>£38,000 £39.00</b>	<b>£17,403 £18.00</b>	<b>£1,200 £1.00</b>	<b>£56,603 £4,717</b>

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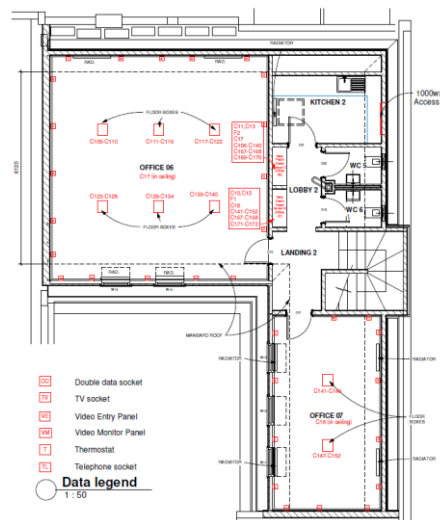
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## 10 LONDON MEWS W2 1HY

### Amenities:

- Fully Fitted Kitchen
- Two WCs
- Main Office Floor
- Boardroom/Meeting Room/2<sup>nd</sup> Office
- LED Lighting
- Air Conditioning
- Hard Wooden Flooring
- Cat 6 Cabling
- Two Large Storage Cupboards
- Perimeter & Underfloor Trunking
- Skylights



### LOCATION:

London Mews is a super location, well-known as a quiet enclave off the thriving London Street in Paddington. This unique and rare mews location is approximately 50 metres from Paddington Underground Station. 10 London Mews is positioned at the very end of the Mews, occupying a quiet position away from the main road.

### ACCOMODATION:

The 2<sup>nd</sup> floor comprises 982 sq. ft. of office accommodation recently built on top of the existing refurbished building. The premises are decorated and fitted out to an excellent standard throughout, benefitting from superb levels of natural light through two large skylights and many windows onto the Mews.

### LEASE:

A new lease direct with the landlord. The lease will be excluded from the 1954 Landlord & Tenant Act.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

**Meeting Room**



**Open Plan Office**



**Open Plan Office**



**Kitchenette**

