



## **4F Shirland Mews**

Maida Vale, London, W9 3DY

**Beautiful and versatile self-contained building.**

**1,683 sq ft**  
(156.36 sq m)

- Private mews development.
- Self-contained office building.
- High levels of natural light.
- Strong nearby transport links..

# 4F Shirland Mews, Maida Vale, London, W9 3DY

## Summary

Available Size	1,683 sq ft
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

These exceptional premises occupy the ground, first and second Floors of this Mews development set on the picturesque, cobbled street of Shirland Mews. Providing an opportunity for marginal capital expenditure to bring the property to a fantastic standard, this property further benefits from double glazed windows throughout and delivery access through the double-fronted entrance. Skylights and large window bays ensure the property is bathed in natural light and allow for a particularly comfortable feeling throughout.

## Location

Located in close proximity to the ever-busy Harrow Road, this property benefits from extensive transport links from the nearby Queens Park or Maida Vale Underground Stations alongside bus networks to each corner of the capital. Situated within the London Borough of The City of Westminster, the immediate locale is occupied by a number of household names to allow for seamless operations including the Post Office, Sainsbury's and Costa Coffee.

## Terms

RENT: £25,000 per annum.

VAT: The premises are not elected for VAT.

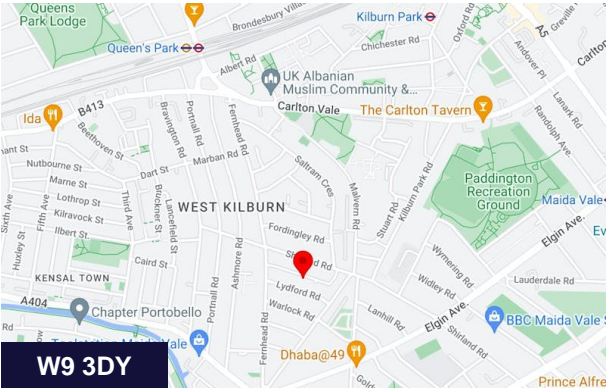
BUSINESS RATES: Upon Enquiry.

LOCAL AUTHORITY: The London Borough of the City of Westminster.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: Available Immediately - A new FRI lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

LEGAL COSTS: Each party is to pay their own legal costs.



## Viewing & Further Information



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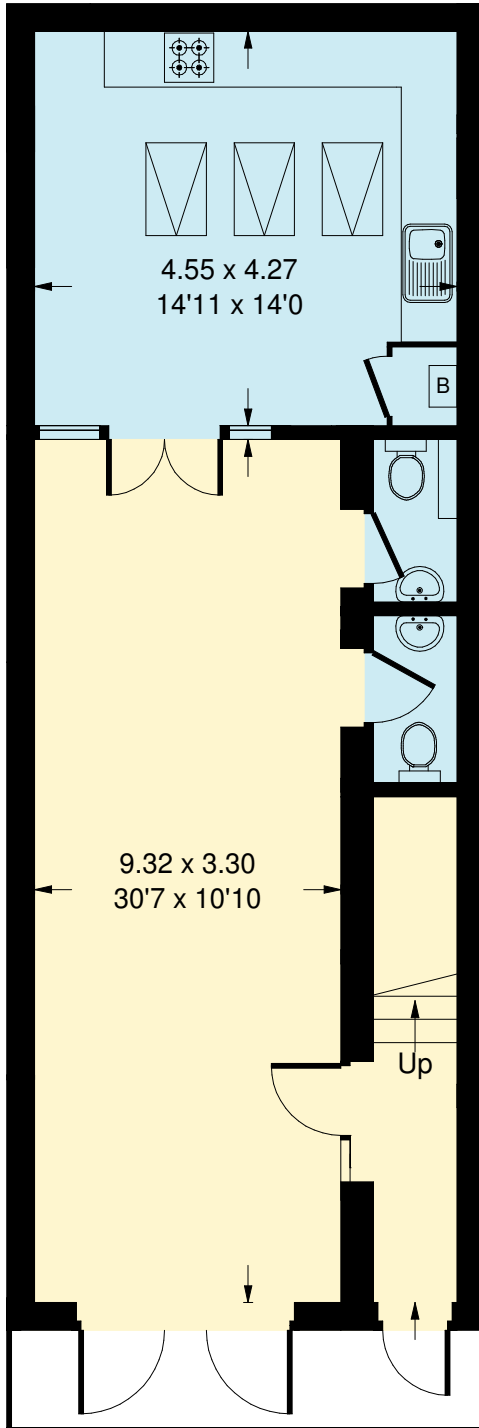
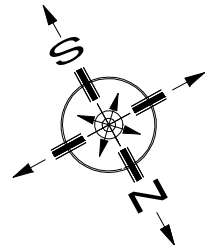
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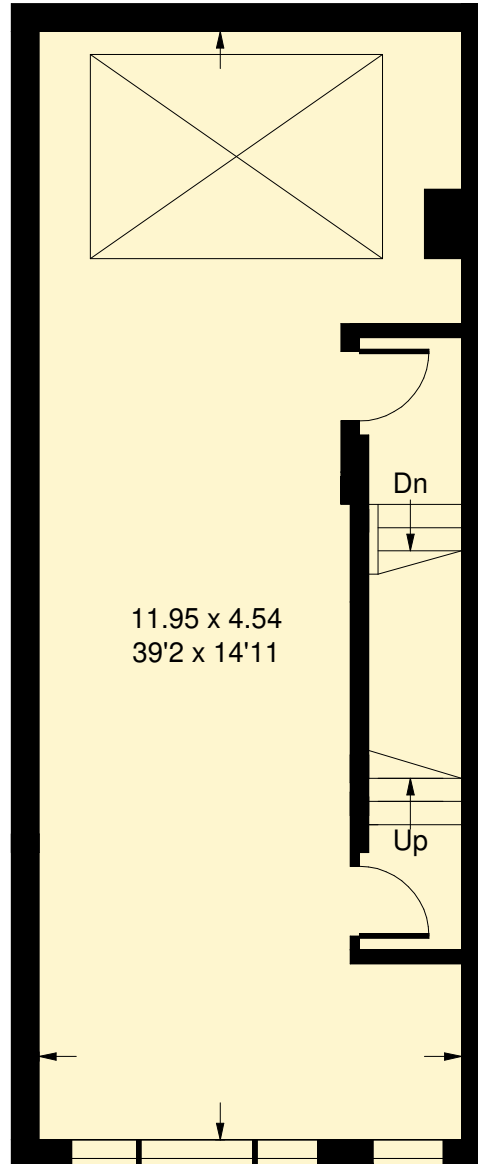
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# Shirland Mews, W9

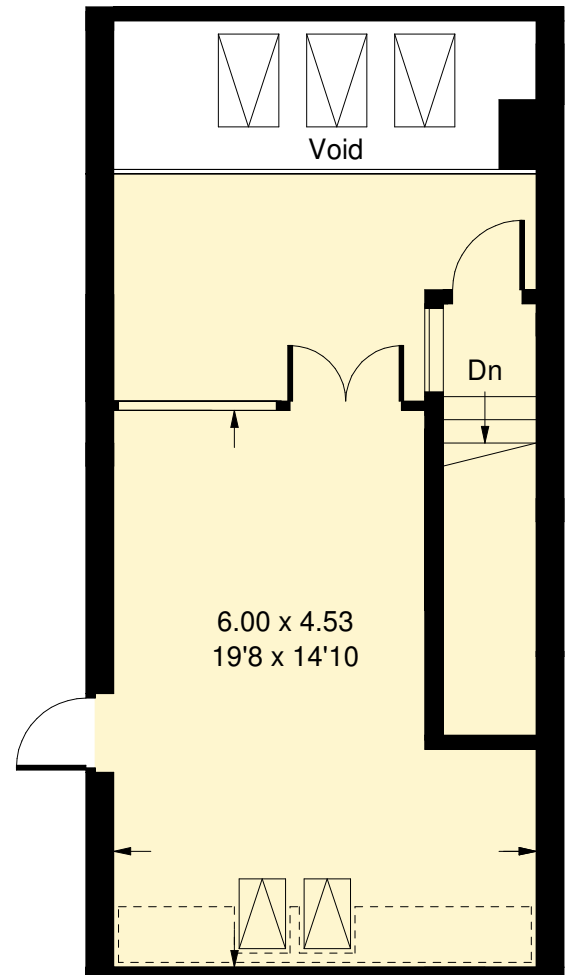
Approx. Gross Internal Area  
156.4 sq m / 1683 sq ft  
(Excluding Void)




Ground Floor



First Floor



Second Floor

 = Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.