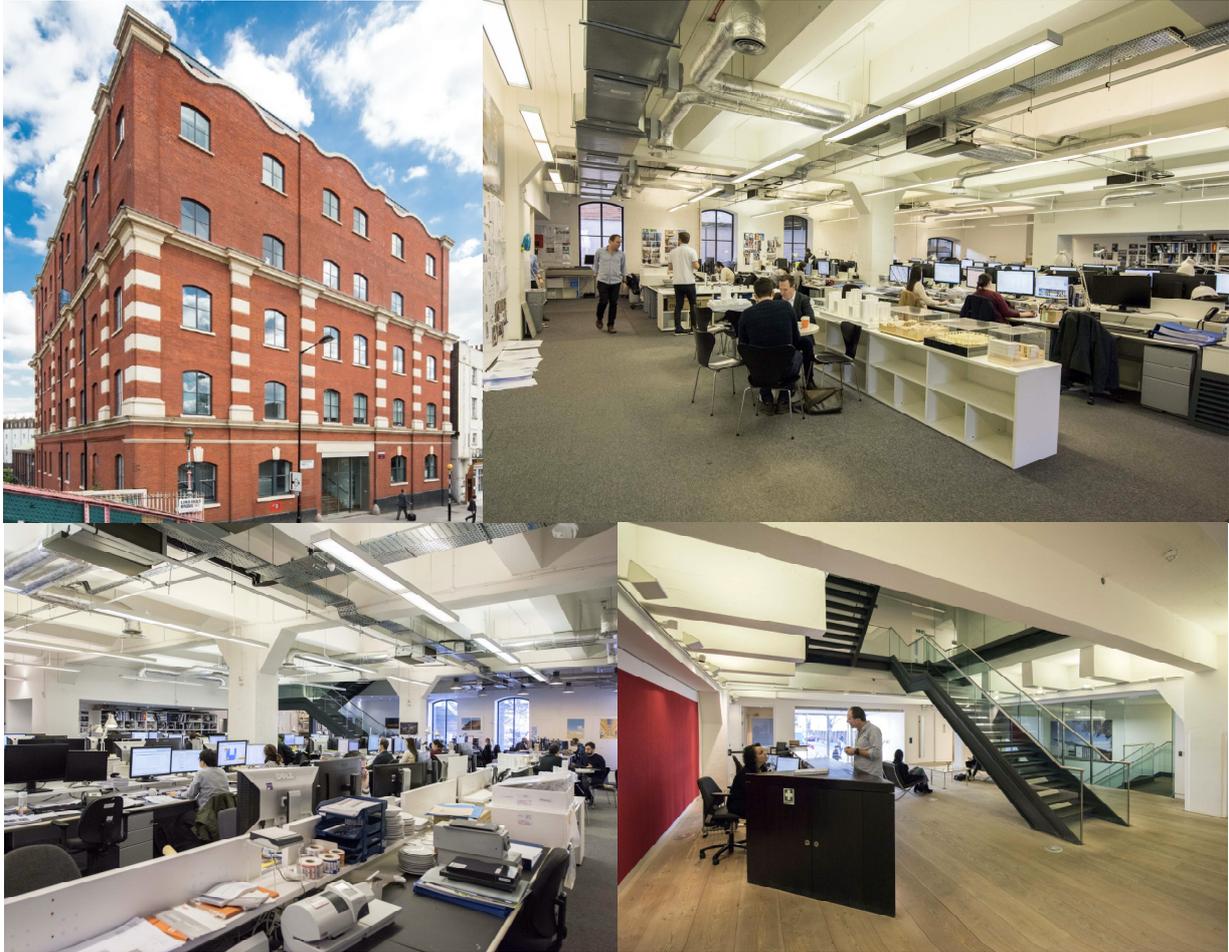


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**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

66 PORCHESTER ROAD | PADDINGTON | W2

1,700 – 6,375 Sq Ft - Available



Location

The building is situated on the East side of Porchester Road just south of Royal Oak Underground station (Hammersmith & City and Circle lines).

Sitting between Notting Hill, Ladbroke Grove and Paddington, 66 Porchester Road enjoys access to world renowned retail brands and transport infrastructure whilst retaining the charm of a London village. Portobello Road, Little Venice and Westbourne Grove are all in close proximity to the property.

Description

The Porchester Building, adjacent to Royal Oak tube station in West London, has been a London landmark since it was first built in 1903 as a Stationery and Ticket printing Depot for Great Western Railway. 66 Porchester has been sympathetically converted and extended to provide spacious and characterful space.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (psf)
Ground	1,700	158	£55.00	£Tbc	c.£8.00
LG Studio	4,675	434	£49.50	£Tbc	c.£8.00

Amenities/Specification

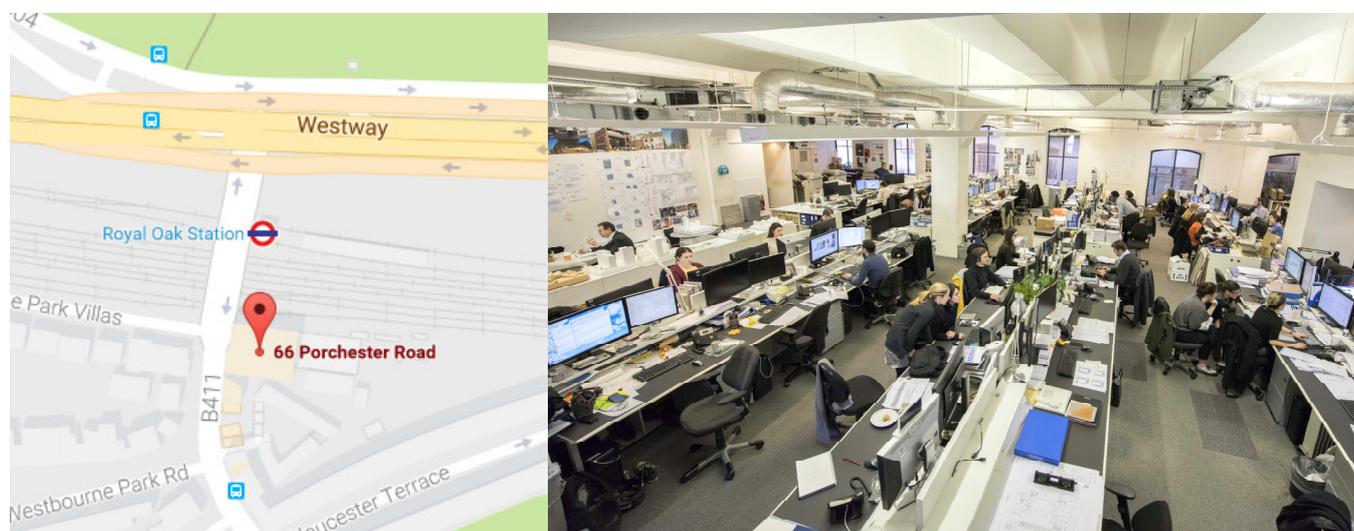
- * Manned reception
- * Passenger lifts
- * Raised floors
- * Exposed ceiling mounted air conditioning (LG)
- * Underfloor air conditioning (G)
- * Suspended lighting

Tenure

Available on a new sublease, on a contracted out basis, for a term to be agreed. Alternatively a new lease can be arranged with the Landlord.

EPC Rating

TBC.



Viewings

Strictly by appointment through sole letting agents:

Edward Charles & Partners

Sean Cunningham
scunningham@edwardcharles.co.uk
020 7009 2310
07827 985858

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