

**31 CHIPPENHAM MEWS,  
LONDON. W9 2AN**

  
david charles  
property consultants

**020 8866 0001**

**962 SQ FT / 89.3 SQM**

**ATTRACTIVE, FULLY FITTED, MEWS OFFICE - TO LET**



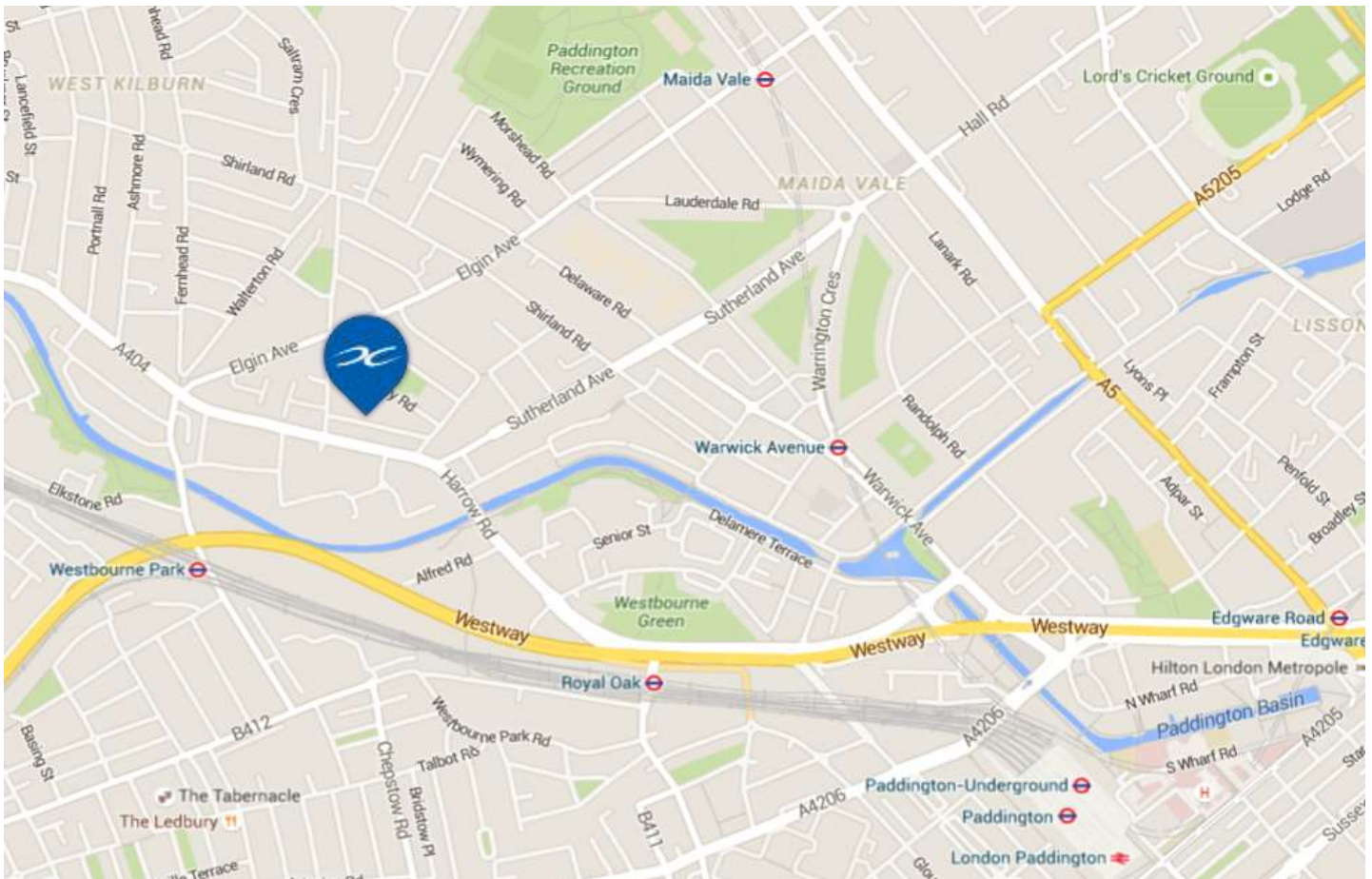
## LOCATION

The building is located on the north side of Chippenham Mews close to its junction with Chippenham Road. The closest station is Westbourne Park but Maida Vale, Warwick Avenue, Royal Oak and Paddington Stations are also easily accessible. The A40 Western Avenue is close by offering access both in and out of Central London.

## ACCOMMODATION

The building is situated within a picturesque and quiet mews environment. The premises have been extensively refurbished and comprise a ground and first floor office totalling 962 sq ft. The ground floor provides an open plan kitchen and reception area whilst the first floor is currently used as an office space. The building has the benefit of central heating, kitchen & toilet facilities, carpets, fluorescent lighting, furniture and a burgular alarm.

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. They 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 are exclusive of VAT where appropriate.



## RENT

£35,000 per annum exclusive.

## BUSINESS RATES

We understand that the rateable value of the premises is £14,677 and the rates payable 2018/2019 are in the order of £7,294 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

## VIEWINGS

Strictly by appointment through sole agents:

### **GEORGE MORIARTY**

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