

**7 PRAED STREET  
PADDINGTON, W2**

**MODERN OFFICES IN CLOSE PROXIMITY TO  
PADDINGTON & MARYLEBONE MAINLINE STATIONS  
SECOND FLOOR OFFICES  
1,350 SQ FT (125 SQ M) APPROX  
(FURTHER SPACE CAN BE MADE AVAILABLE)**



**LOCATION**

This prominent building is situated on the south side of Praed Street close to the junction with Edgware Road. The area is well served for restaurant, shopping and transport facilities with Edgware Road Underground Station and Marylebone and Paddington Underground and Mainline Stations being within close proximity.

**DESCRIPTION** The available offices are situated on the second floor and are generally planned in clear space, although are capable of partitioning to provide cellular and open plan offices which in total extend to approximately 1,350 sq ft (125 sq m).



**FEATURES**

- Comfort Cooling
- Double Glazing
- Carpeted
- Passenger Lift
- Suspended Ceiling

**RENT**

£56,700 per annum exclusive (£42.00 psf approx.)

**LEASE**

New lease for a term by arrangement.

**VIEWING**

By appointment through the landlord's sole agents:

**BTG Eddisons**  
**Richard Spencer**  
**07778 521230**  
**&**  
**Omar Saad**  
**07483 111764**

For more information, visit [eddisons.com](http://eddisons.com)  
**020 3205 0204**



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