

Dudley House, North Wharf Road, W2

PROMINENT UNIT – TO LET



DESCRIPTION

Highly prominent unit benefiting from being in the heart of Paddington Basin with a significant residential and office population as well as prominence onto the Harrow Road, West Way roundabout. It is located within a few minutes walk of Paddington Station and within 5 minutes of Edgware Road Station.

Surrounding office and commercial offers include **The City of Westminster College, The Premier League HQ, Microsoft London and Vodafone Group Global HQ**. Other nearby occupiers include **Daisy Green, Brewdog, Gail's Bakery, Nuffield Health and Marks and Spencer**.

The area benefits from high footfall from both pedestrian and vehicular traffic, so would lend itself to café, fitness, dark store, medical or local amenity use.

ACCOMMODATION

The premises are fitted to a white box specification providing the following approximate floor areas at ground floor:-

Ground Floor 1,432 sq ft 133 sq m

LEASE TERM

The unit is available by way of a new lease for a term to be agreed.

RENTAL

Available upon application.

RATING

The property is assessed for rates as follows:

Rateable Value:	£33,500
UBR 2024/25:	49.9p
Estimated Rates Payable:	£16,717

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

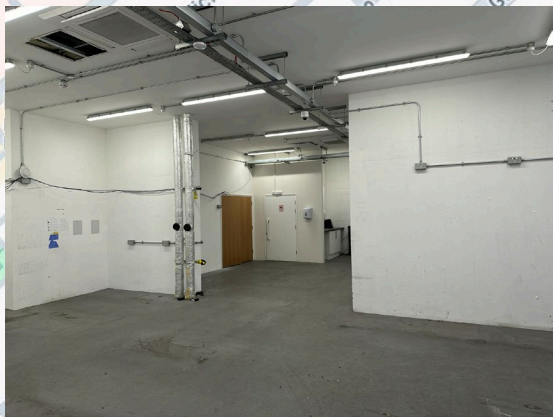
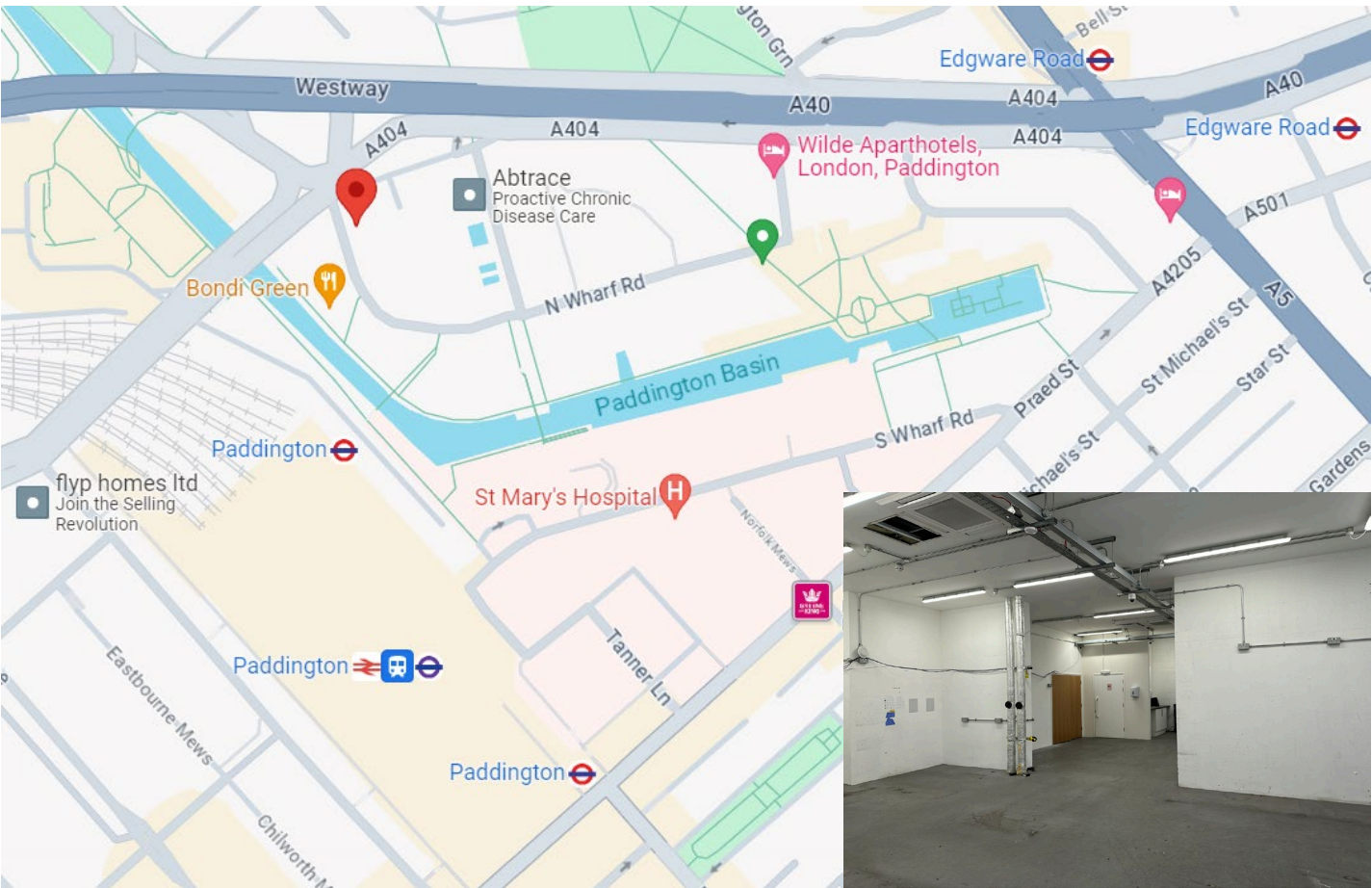
- Separate leasing brochure also available upon request.
- All viewings should be made strictly via appointment with the sole agents, FMX.

FMX Urban Property Advisers

Harry Mitchell
07428 059987
harrymitchell@fmx.co.uk

Henry Foreman
07469 155716
henryforeman@fmx.co.uk

Date: September 2024



Date: September 2024

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of MMX Retail has any authority to make or give any representation or warranty whatsoever in relation to this property.

4th Floor, 41-43 Maddox Street, London, W1S 2PD
www.fmx.co.uk