

## SELF-CONTAINED, COMMERCIAL USE SPACE

### 16 BOUVERIE PLACE, PADDINGTON, W2 1RB

**Sir Alexander Fleming - Close proximity to St Mary's Hospital and Paddington Station**



#### LOCATION

The property is located off Praed Street. **Paddington Station is within 400 metres** of the property

Many hotels including the Paddington Hilton and the Paddington Mercure are within 5 minutes walk



4 Cavendish Square, London, W1G 0PG

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## USE

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## ACCOMMODATION

Ground - 1,250 sq ft

Basement (inc Vaults)- 1,936 sq ft

Total (ex vaults)- 2,883 sq ft

Total (inc vaults)- 3,186 sq ft

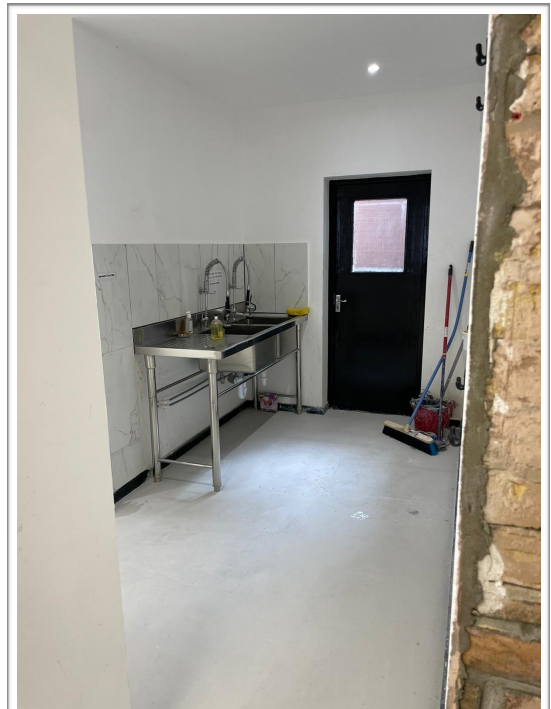
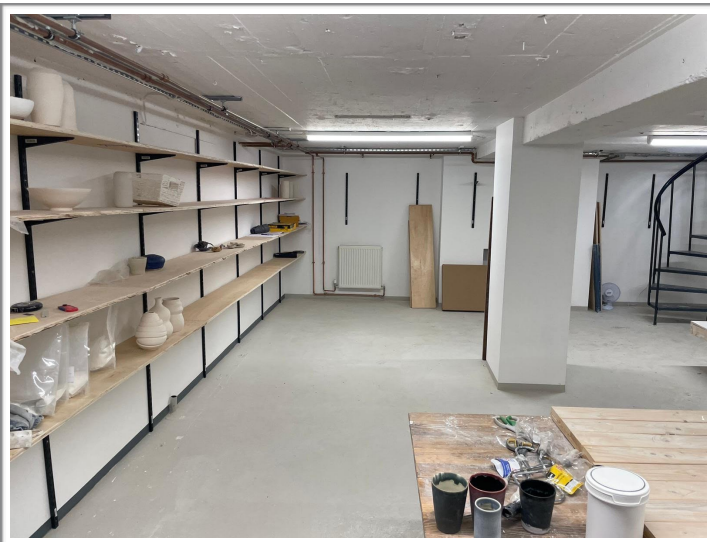
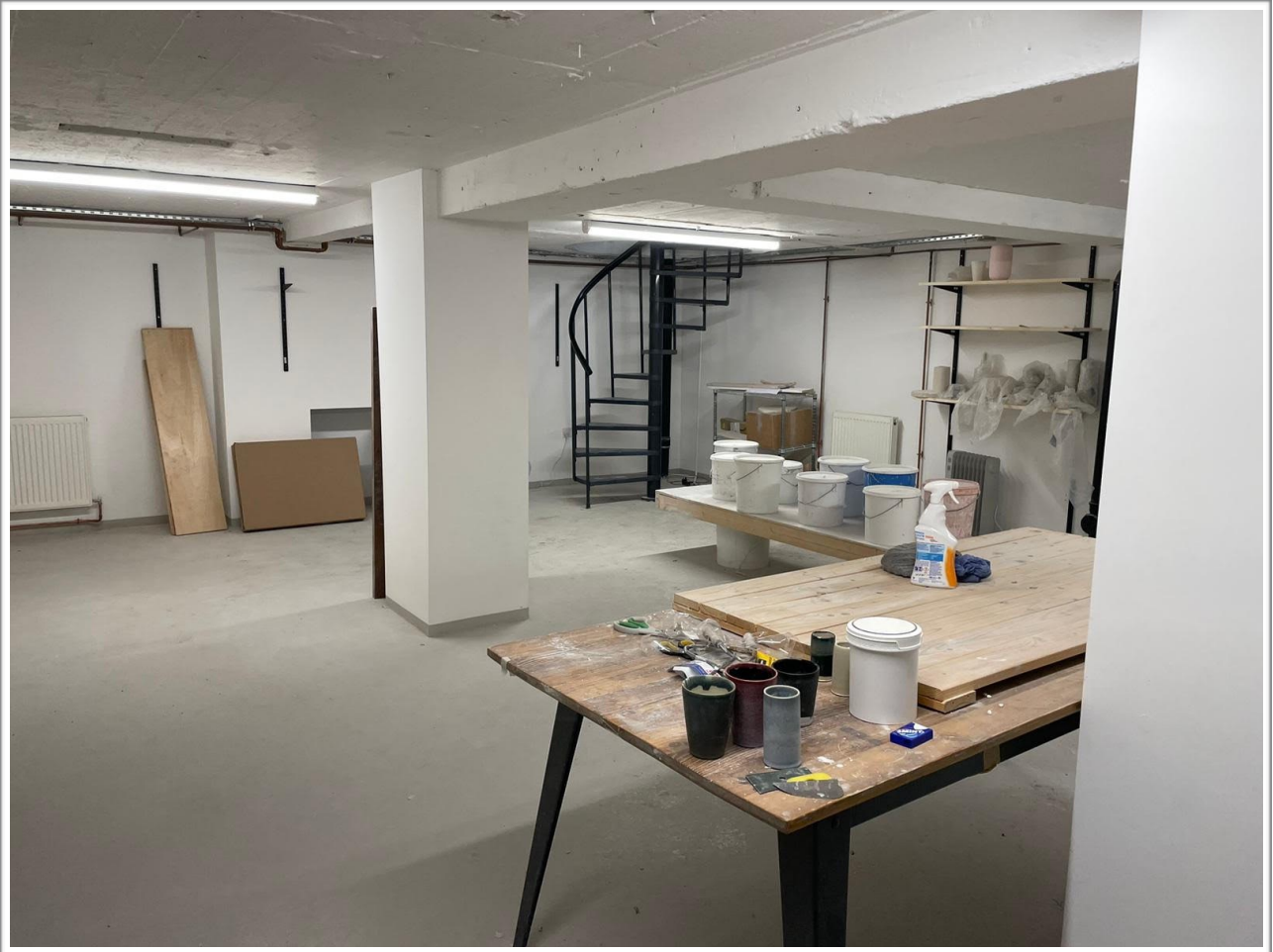
## LEASE TERM

New lease for a term to be agreed

## RENT

Quoting rent **£95,000 per annum** exclusive of rates, service charge and insurance and VAT (if applicable)





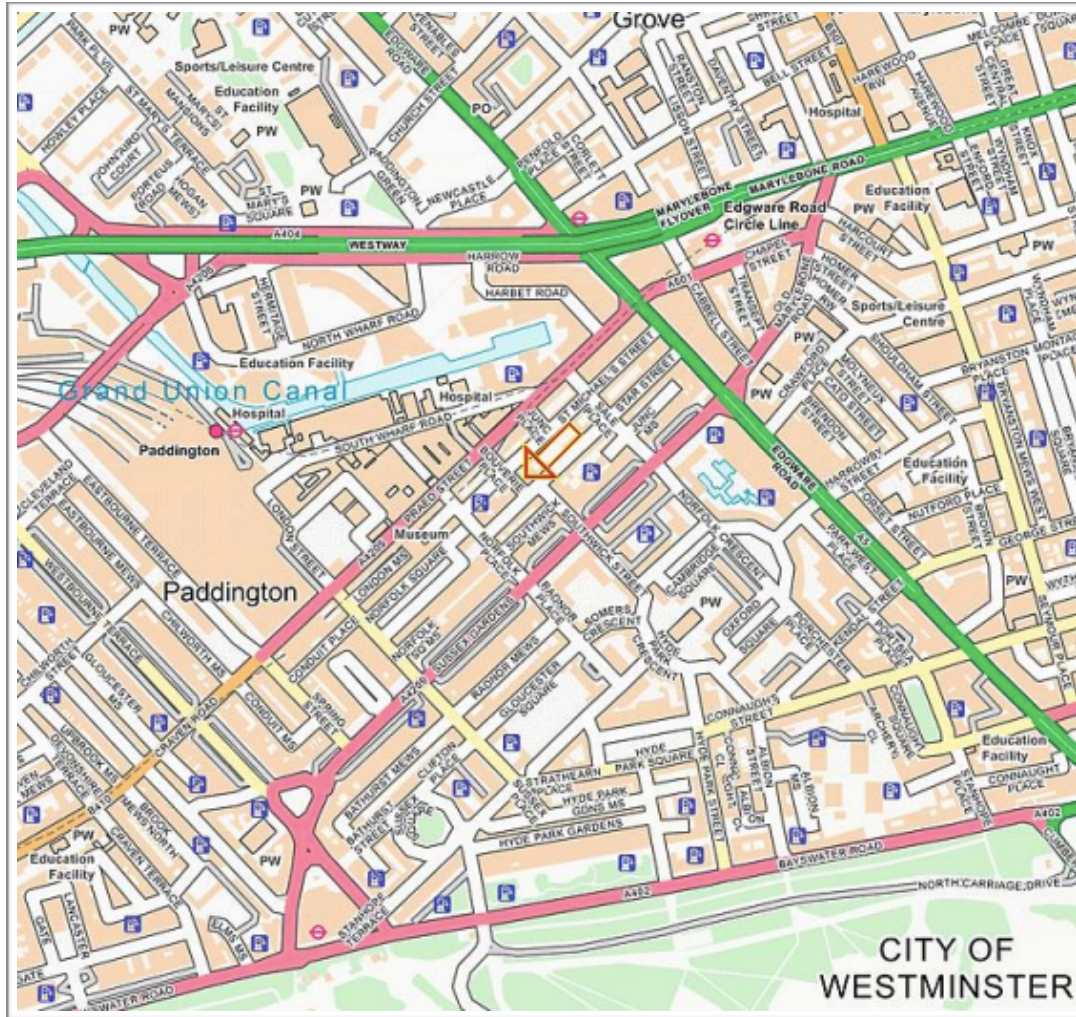


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## VIEWING

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