

## AVAILABLE - TO LET

### 4F Shirland Mews, London W9 3DY

Whole Self-Contained Class E building 1,361 sq ft (126.3 sq m)  
Rent - £25,000 pax

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# 4F Shirland Mews, London W9 3DY

Whole Class E building



## Location

The office is located on Shirland Mews, which is situated off Shirland Road. Transport links for the property are good, with various bus routes running along Shirland Road, whilst Maida Vale, Queen's Park and Westbourne Grove Stations are all approximately within a kilometre of the property.

## Description

The building is arranged over ground, first and second floors and is in need of light refurbishment. Stairs lead to all floors. The building is fully self-contained with its own entrance.

## Amenities

Cat 2 lighting  
Male and female W/C's  
Kitchenette  
Self-contained  
Good natural light  
Quiet mews

**Rent** £25,000 per annum exclusive

**Business Rates** £9,600 per annum approximately

**Building Type** Class E offices

**VAT** The premises are not elected for VAT

**EPC Rating** C-67

**Lease Details** A new lease for a term to be agreed.

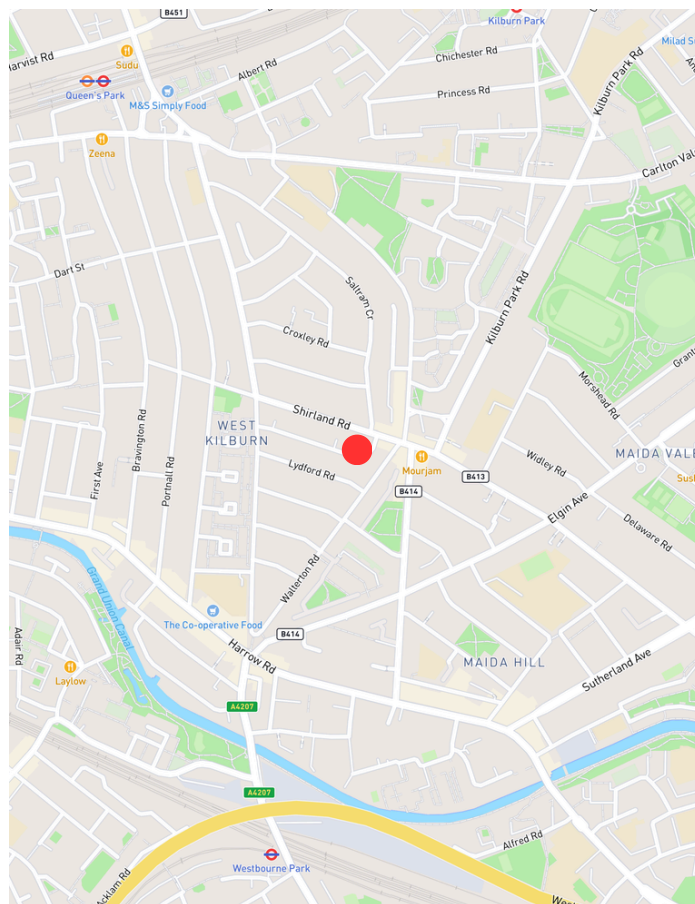
## Size (all measurements are approx NIA)

2nd floor 345 sq ft (32.05 sq m)

1st floor 484 sq ft (44.9 sq m)

Ground floor 532 sq ft (49.4 sq m)

**Total 1,361 sq ft (126.3 sq m)**



## Contact Owners Agents

### Assembly CRE

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

### Jamie Mackenzie

07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.