



## MAIDA VALE

126 Shirland Road, W9 2BT

Self-contained office with large courtyard area  
Suitable for owner occupation, investment or development  
STPP

1,768 SQ. FT. NIA

(164.2 SQ. M.)



## LOCATION

The building sits off Shirland Road with Kilburn Park Road to the east and Elgin Avenue to the west. Shirland Road allows direct access to Kilburn and Queens Park, and to St Johns Wood. It also allows direct access to the Westway and London's West End.

The Little Venice canal sits a 10-minute walk from the property allowing access along the canal to Ladbroke Grove, Regents Park and Paddington Basin.

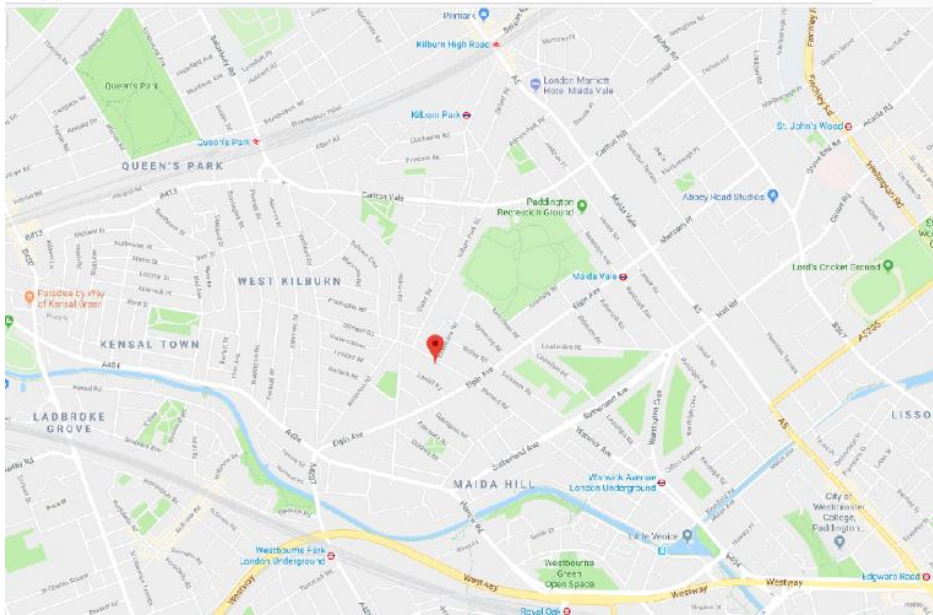
Public transport links are good with bus routes running along Shirland Road and Kilburn Park Road. The property is also located an equidistant 12-minute walk from Maida Vale and Warwick Avenue stations, serving the Bakerloo Line.

## DESCRIPTION

The building is accessed via an undercroft through 126 Shirland Road. It is approached via an attractive gated courtyard.

The self-contained building provides B1 office accommodation across the ground and first floors.

The ground floor provides two meeting rooms, a large private office, a kitchenette, WCs and two entrances. The first floor provides two open plan offices with a vaulted ceilings and additional storage areas.



## AMENITIES

- Charming character features
- Kitchen and WC facilities
- Central heating
- Excellent natural light
- Generous ceiling heights throughout
- Attractive courtyard with parking for up to 5 cars

DEMISE	SQ FT (NIA)	SQ M (NIA)
Ground Floor	789	73.3
First Floor	977	90.8
DEMISE TOTAL	SQ FT	SQ M
NIA	1,768	164.2
GIA	2,067	192.0



#### PLANNING

The property is located within the Borough of Westminster.  
The property is not listed and does not fall within a conservation area.

#### TENURE

Freehold.

#### TENANCY

The subject property is to be sold with the benefit of full vacant possession.

#### USE CLASS

B1 - Office.

#### PROPOSAL

Unconditional offers are invited in excess of £1,750,000 for the freehold interest.

#### VAT

The building is not elected for VAT.

#### EPC

Rating "C - 74".

## FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS

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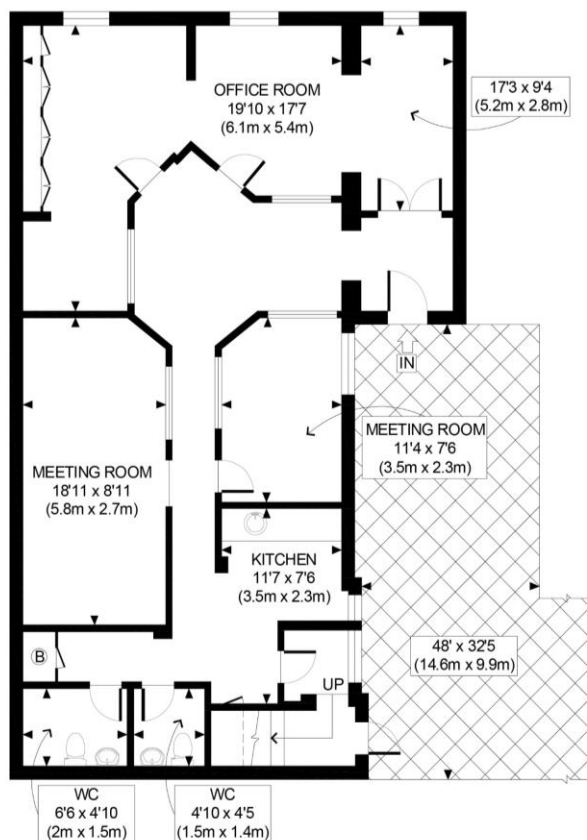
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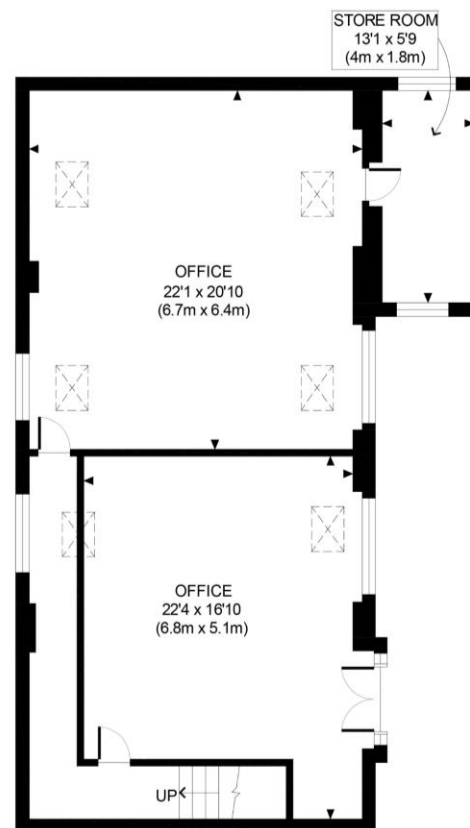
March 2018



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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1037 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1030 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2067 SQ FT / 192 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation