

33³⁵

PRAED
STREET
LONDON, W2 1NR

CENTRALLY LOCATED
FORMER DOCTOR'S
SURGERY TO LET

1,700-8,600 sq ft



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SAVOY STEWART
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SUMMARY

- Centrally located medical use building in the heart of Paddington
- Potential for alternative uses within Class E
- Extensively refurbished and refitted approx.5 years ago
- Rapidly improving area which will benefit from the arrival of Crossrail

DESCRIPTION

The property is part of a block developed in the 1980's comprising of five adjoining buildings of concrete frame construction with brick cladding.

The majority of the block is occupied by Point A Hotels.

This property has recently been used as school and was a Doctors Surgery for some 20 years before that.

The school carried out a comprehensive refurbishment of the property, having spent over £1m.

The premises is arranged over basement, ground and three upper floors. Natural light is excellent as the building is on a prominent corner site. The property benefits from an 8 person lift.

HYDE PARK

PADDINGTON
CROSSRAIL (in 2018)

33 35

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LOCATION

Paddington is a popular commercial and residential area situated ½ mile north of Hyde Park.

The area has been significantly developed in recent years with a number of high profile developments in the area that include West End Quay, Paddington Basin a major waterside office, residential and leisure destination and most recently Merchant Square an 11 acre mixed use development. St Mary's Hospital Trust are currently looking into partners for the hospital being redesigned and re-built which will be fully funded from the sale of parts of its Paddington Campus.

COMMUNICATIONS

The property is well connected to public transport with Baker Street (Circle, Hammersmith & City, Jubilee and Metropolitan lines), Edgware Road (Bakerloo, Circle, District and Hammersmith & City lines), Paddington (Bakerloo, Circle, District and Hammersmith & City lines) and Marylebone (Bakerloo line) Underground stations in close proximity.

Marylebone station provides direct services to the Home Counties and the Midlands including Birmingham. London Paddington station, used by circa 70 million passengers per annum, provides services to the West and South West including direct access to Heathrow Airport via the Heathrow Express.

The A5 provides access from Marble Arch through to the North Circular Road, M1 and M25 motorways some 20 miles north.

The building is located on the south side of Praed Street at the junction with Sale Place. On the opposite corner of Sale Place is the newly re-developed Summit House sales office for JC Decaux, the world's leading outdoor advertising company. Directly opposite is the residential and commercial development known as West End Quay with the St Mary's Hospital complex approx. 100 metres to the West. Both Paddington and Edgware Road Underground stations are approx. 300 metres away from the property. Occupiers close by include Ryman, Tesco, William Hill, Hamptons International Estate Agents, Post Office & Superdrug, amongst a variety of other retailers.



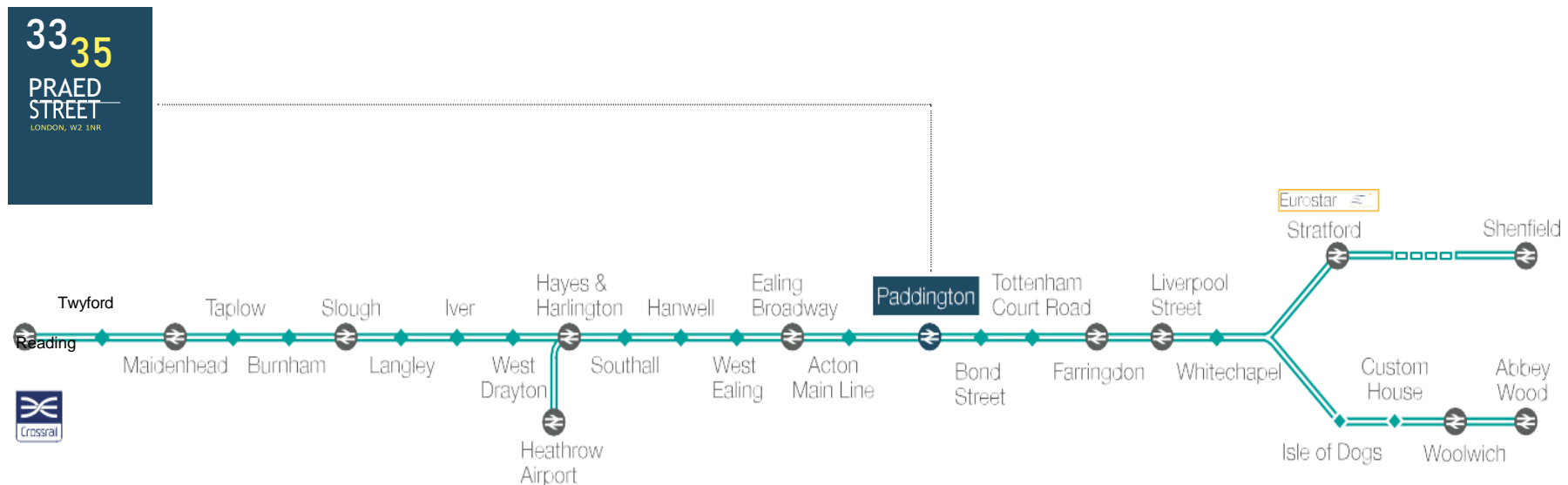
CROSSRAIL/ELIZABETH LINE

Crossrail, Europe's largest infrastructure project is scheduled for completion in 2022 and will allow travel to Liverpool Street and Canary Wharf in under 17 minutes.

Crossrail will provide a new high frequency, high capacity east/west rail servicing London and the South East. An estimated 200 million passengers are expected to travel on Crossrail each year, with London's rail capacity set to increase by 10% as a result.

Paddington station is currently used by over 60,000 passengers every day and this is set to increase with the arrival of Crossrail. In anticipation of the increase in passenger numbers, Paddington station is set to benefit from extensive improvement works and the construction of a new Hammersmith and City line station.

The construction of Crossrail has been a catalyst for large scale re-generation works in Paddington with the surrounding area currently undergoing extensive commercial development, enhanced public spaces and improved local amenities.



ACCOMMODATION

Floor	GIA Sq ft	GIA Sq m	NIA Sq ft	NIA Sq m
Third	1,750 Sq ft	163 Sq m	1,409 Sq ft	131 Sq m
Second	1,775 Sq ft	165 Sq m	1,460 Sq ft	136 Sq m
First	1,704 Sq ft	158 Sq m	1,355 Sq ft	126 Sq m
Ground	1,600 Sq ft	149 Sq m	1,292 Sq ft	120 Sq m
Basement	1,802 Sq ft	167 Sq m	1,318 Sq ft	122 Sq m

Total	8,631 Sq ft	802 Sq m	6,834 Sq ft	635 Sq m
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*Measurements taken prior to refurbishment

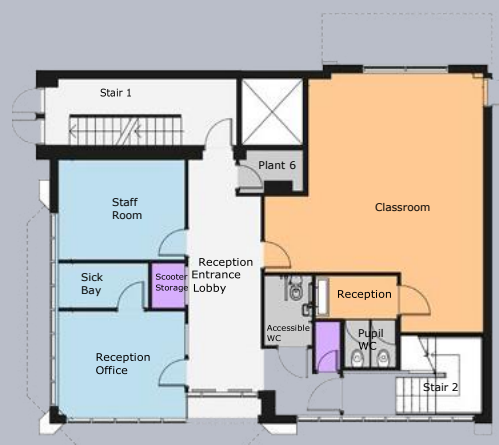
FLOOR PLANS

Plans not to scale

Basement



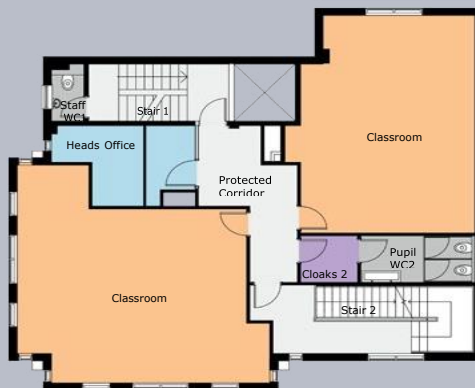
Ground floor



First floor



Second floor



Third floor



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Photographs taken during previous tenant occupation

LEASE

The property is being offered to let on a new lease for a term by arrangement.

RENT

Upon Application.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

PLANNING

The property was used for educational purposes within Class F1 under a temporary consent. Prior to that it was used as a Doctors Surgery (Class E).

EPC

The building has been classified as having an EPC rating D78.

VIEWING & FURTHER INFORMATION

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