

# Your Space, Queensway London, W2



## 28,000 sq ft Mixed Use Flexible Short Term Opportunity

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### Description

Your Space comprises 28,229 sq ft over upper ground and lower ground floor with 3m ceiling height, significant natural light, good floor loadings and two separate street entrances.

The property is located in a resurgent area of Central London that is seeing an influx of new retail and leisure investment.

### Location

Located at the junction of Queensway with Westbourne Grove, Your Space benefits from being only 100m north of the Major 500,000 sq ft mixed use redevelopment of Whiteley's Shopping Centre and to the new tenant mix being attracted to this area. The property is 0.75 miles from Paddington station and less than half a mile from Bayswater Road and Kensington Gardens.

Recent lettings include: Gail's Bakery, Joe & the Juice, One Rebel, Barry's Bootcamp, Waitrose, TAB X TAB and Thunderbird.

### Transport Connections

Your Space is exceptionally well connected with access across London via the Central Line from Queensway Underground Station (4 minute walk), and from the Hammersmith and City and Circle lines at Royal Oak (3 minute walk).

### Your Opportunity

The space is potentially suitable for a wide range of occupiers including leisure, art gallery/showroom, storage/last mile logistics, healthcare and retail.

### Accommodation (GIA)

Description	sq ft	sq m
Upper Ground	13,482	1,252.50
Lower Ground	14,747	1,370.07
<b>Total</b>	<b>28,229</b>	<b>2,622.53</b>

The property is arranged over ground and lower ground floor.

Floor loadings approximately 7.0 kn m<sup>2</sup>

The property can be split between Upper Ground and Lower Ground. The Upper Ground can also be split in two if required and has two separate entrances.

Further information can be provided upon request.

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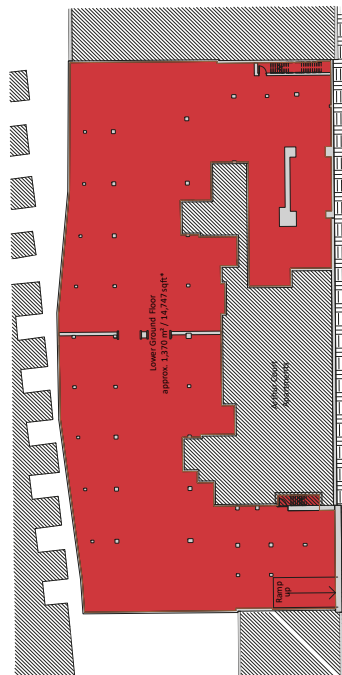
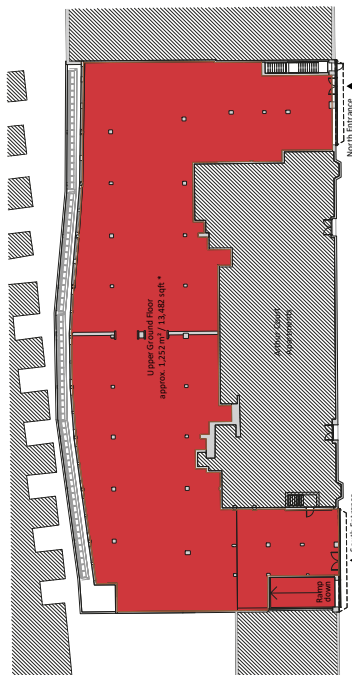


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### Floor Plans

Not to scale, indicative only



### Tenure

The property is available by way of a new 5 year lease with a 6 month mutual rolling break from September 2021.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

### Insurance and Service Charge

Service charge and insurance is applicable, further information upon request.

### Business Rates

The property will be re-assessed once the renovation and split has been finalised.

Interested parties are advised to verify the above with the local authority.

### EPC

To be advised.

### Rent & Legal Costs

Rent upon application.

Each party to bear its own legal costs in connection with this transaction.

### Further Information

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