

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

lot 1

### Modern Freehold Office Building

- 131.50 sq m (1,415 sq ft) to be offered with full vacant possession
- Located within a short walk of Little Venice in the London Borough of the City of Westminster
- Nearby occupiers include NHS Foundation Trust, Workforce Rail Limited and Aristo Pharmaceuticals
- Six Week Completion Period Available

**Vacant Possession**



On the instructions of  
J Pitt and B Moon  
acting as Joint Fixed  
Charge Receivers



### Location

Miles: 1.4 miles north of London Paddington  
2.3 miles north of London West End

Roads: A5, A40

Rail: Westbourne Park Underground (Hammersmith & City Line),  
Queen's Park Underground (Bakerloo Line), Overground  
and Rail

Air: London City, London Heathrow

### Situation

The property is situated in the London Borough of the City of Westminster on the southern side of the pedestrianised Shirland Mews, which runs perpendicular with Harrow Road (A404), close to its junction with Shirland Road. Nearby occupiers include NHS Foundation Trust, Workforce Rail Limited and Aristo Pharmaceuticals, with a number of independent and national retailers including Ladbroke's and Domino's also within close proximity.

### Description

The property comprises office accommodation on ground, first and second floors and benefits from double glazed windows, surface mounted spot lighting, perimeter trunking and central heating throughout.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Viewings

There will only be block viewings for the property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

### Note

The property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including any in relation to VAT, can be given. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	50.20 sq m	(540 sq ft)	<b>VACANT POSSESSION</b>
First	Office	49.40 sq m	(532 sq ft)	
Second	Office	31.90 sq m	(343 sq ft)	
<b>Totals</b>		<b>131.50 sq m</b>	<b>(1,415 sq ft)</b>	

### For further details please contact:

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### Solicitors:

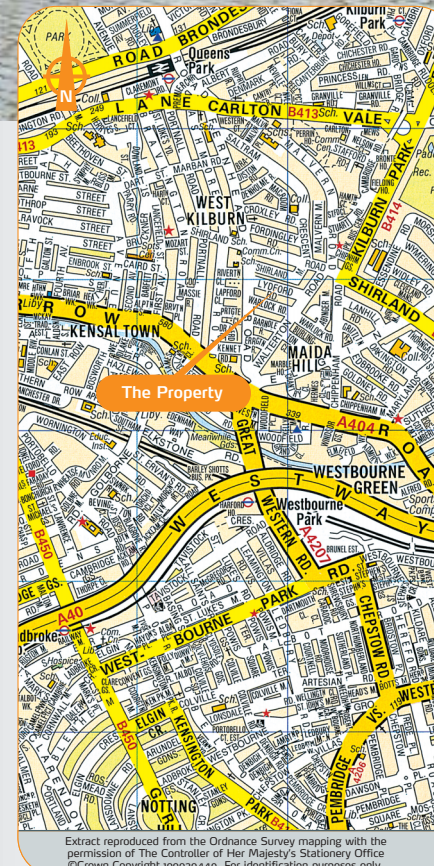
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