

To Let

Prime Basement Garage

Gilray House/Garston House, Elms
Mews, Bayswater Road
London W2 3PN

Key information

- Prime car rental garage
- Vehicle Hire or Storage use only
- Located in the busy area of Bayswater
- Suitable for car rental and parking uses
- 1,750.40 sq m (18,841 sq ft)

Mark Frostick – 07785 522958
Mark.Frostick@rapleys.com

Tim Richards – 07917 032674
tim.richards@rapleys.com



Restricted Use
Vehicle Hire or Storage use only

Location

The subject property is located in the busy area of Bayswater, West London. It lies between Hyde Park, Paddington and Queensway.

Lancaster Gate tube station and Paddington train station are only a short walk away.

The surrounding area is mixed residential and commercial in character with a high number of hotels in close proximity.

Description

The property comprises the basement of a six storey building with residential on the upper floors.

The garage is currently used for car rental/storage purposes and is configured to provide an open plan area with approximately 50 marked spaces, two valeting bays, a customer reception and small office.

Please click [here](#) to view a walkthrough video

Energy Performance

Energy Performance Asset Rating – C.

Terms & Tenure

The property is available by way of an assignment or sublease. The existing lease expires 14 March 2033

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties.

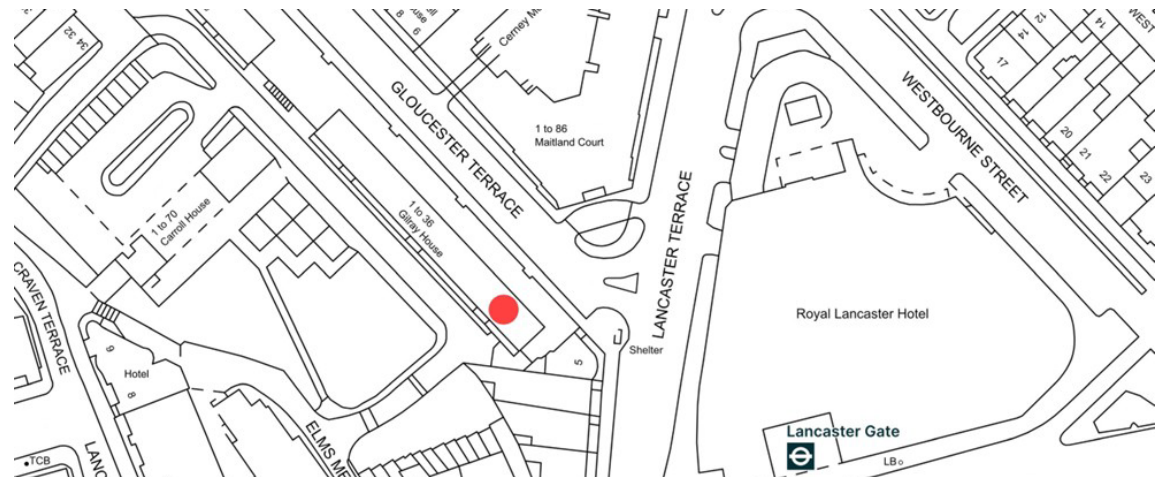
Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Parking area and valet bays	1,615.9	17,393
Offices	134.5	1,448
Total	1,750.4	18,841

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Rateable Value

We are advised that the property is listed as car parking spaces and premises with a Rateable Value of £137,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use. It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs up to £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at www.gov.uk/calculate-your-business-rates

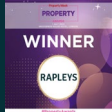


For further details contact:

Mark Frostick
Associate Partner
M: +44 (0) 7785 522 958
mark.frostick@rapleys.com



Tim Richards
Partner
M: +44 (0) 7917 032 674
mark.frostick@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 4, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were updated in May 2026.

rapleys.com
0370 777 6292

PROACTIVE | CONNECTED | CREATIVE

About us

Rapleys is an action-oriented property consultancy, offering building consultancy, commercial, planning and residential property services, operating from eight offices across the UK:

[Birmingham](#)

[Bristol](#)

[Cambridge](#)

[Cardiff](#)

[Edinburgh](#)

[Huntingdon](#)

[London](#)

[Manchester](#)



Industries

- Automotive & Roadside
- Care & Retirement
- Charities/Not for Profit
- Data Centres
- Education
- Extended Living
- Health & Animal Welfare
- Hotels
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services

- Building Consultancy
- Commercial Agency
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability

RAPLEYS