

Notting Hill Gate W11

Bright Studio Office To Let

440 sq ft 41 sq m net



Studio 1, Pembridge Studios, 27a Pembridge Road, London W11 3EP

Situation & Location

Pembridge Studios is located on the eastern side of Pembridge Villas opposite the junction with Chepstow Crescent and thus lies close to Notting Hill Gate with its excellent transport connections (Central, Circle, District Lines) and other amenities. Portobello Road and Westbourne Grove are close by. Please see location plan below:-

Description & Accommodation

Pembridge Studios is a group of studio offices arranged around a central courtyard set back from the road and enjoying quiet surroundings. Studio one is situated on the first floor and provides very light, open plan space with high ceiling which is ideal for creative businesses. The floor area is some 440 sq ft net (40.1 sq m). There is a kitchenette and WC on the ground floor which is shared with the smaller, ground floor studio. Please see floorplan below.

Rent £ 28,500 per annum exclusive payable monthly in advance.

Lease A new lease is available for a term of up to three years, with mutual breaks to be agreed (minimum term certain one year) to be taken outside the security of tenure and compensation provisions of inside the Landlord & Tenant Act 1954

Common Expenses The tenant will contribute towards shared expenses via a service charge currently running at £1,960 per sq ft. Electricity and Business Rates are re-charged pro rata to gross internal floor area – Business Rates currently running at £9,126 per annum.

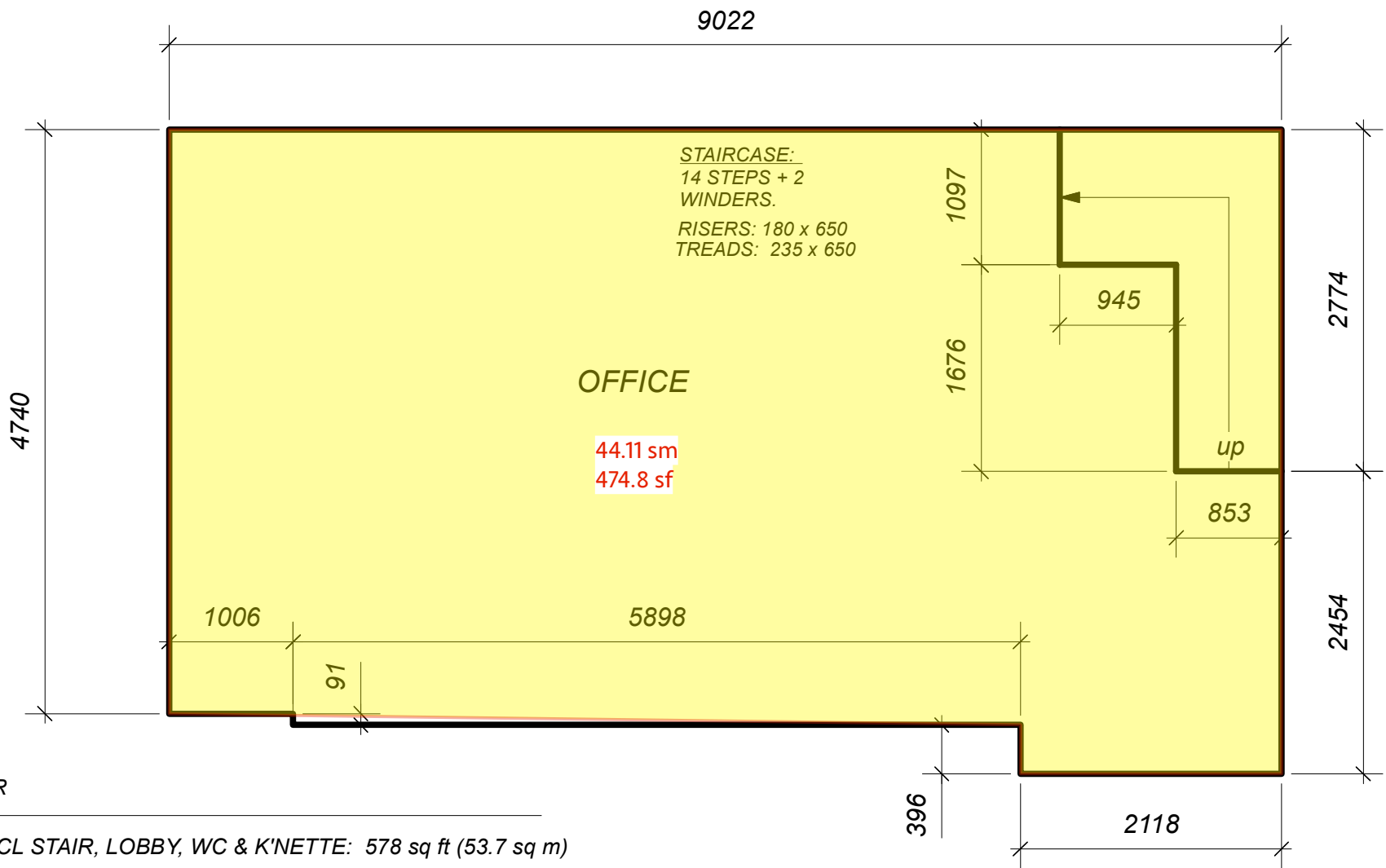
Energy Performance Certificate EPC rating 108 Band E

VAT To be confirmed **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

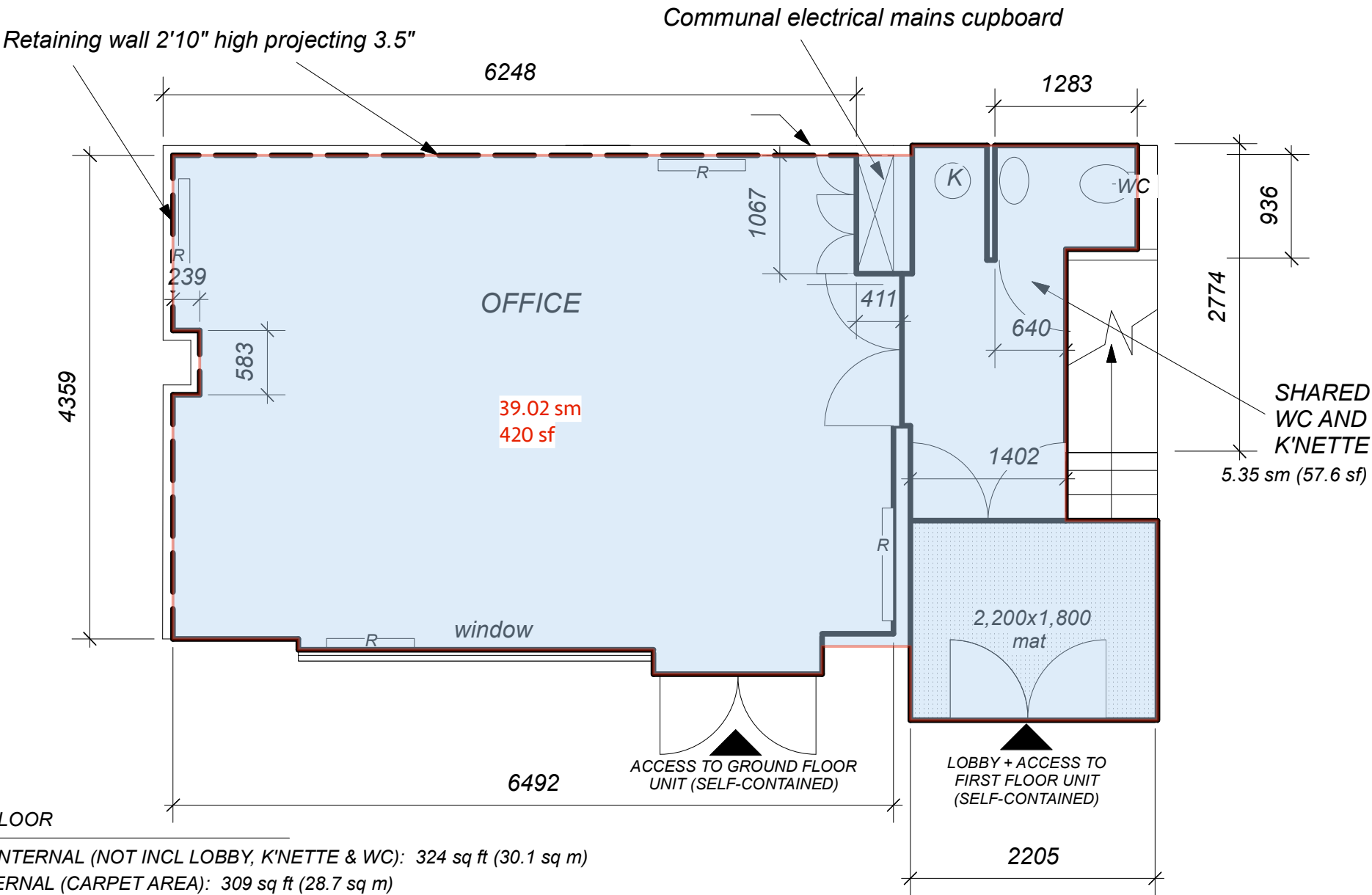
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



FIRST FLOOR

- 1. GROSS INCL STAIR, LOBBY, WC & K'NETTE: 578 sq ft (53.7 sq m)
- 2. NET INTERNAL (CARPET AREA-first floor but not stairs etc) : 440 sq ft (40.9 sq m)
- 3. NET INTERNAL (FOR S/C CALCULATION*) : 554 sq ft (51.5 sq m)

*100% area of first floor 'carpet area', incl stairs and s/c lobby plus 50% of kitchenette & wc: (2.675 sq m/28.8 sq ft))



GROUND FLOOR

- 1. GROSS INTERNAL (NOT INCL LOBBY, K'NETTE & WC): 324 sq ft (30.1 sq m)
- 2. NET INTERNAL (CARPET AREA): 309 sq ft (28.7 sq m)
- 3. NET INTERNAL (FOR S/C CALCULATION*) : 338 sq ft (31.4 sq m)

*100% area of ground floor 'carpet area', plus 50% of of kitchenette & wc (2.675 sq m/28.8 sq ft))

TOTALS:

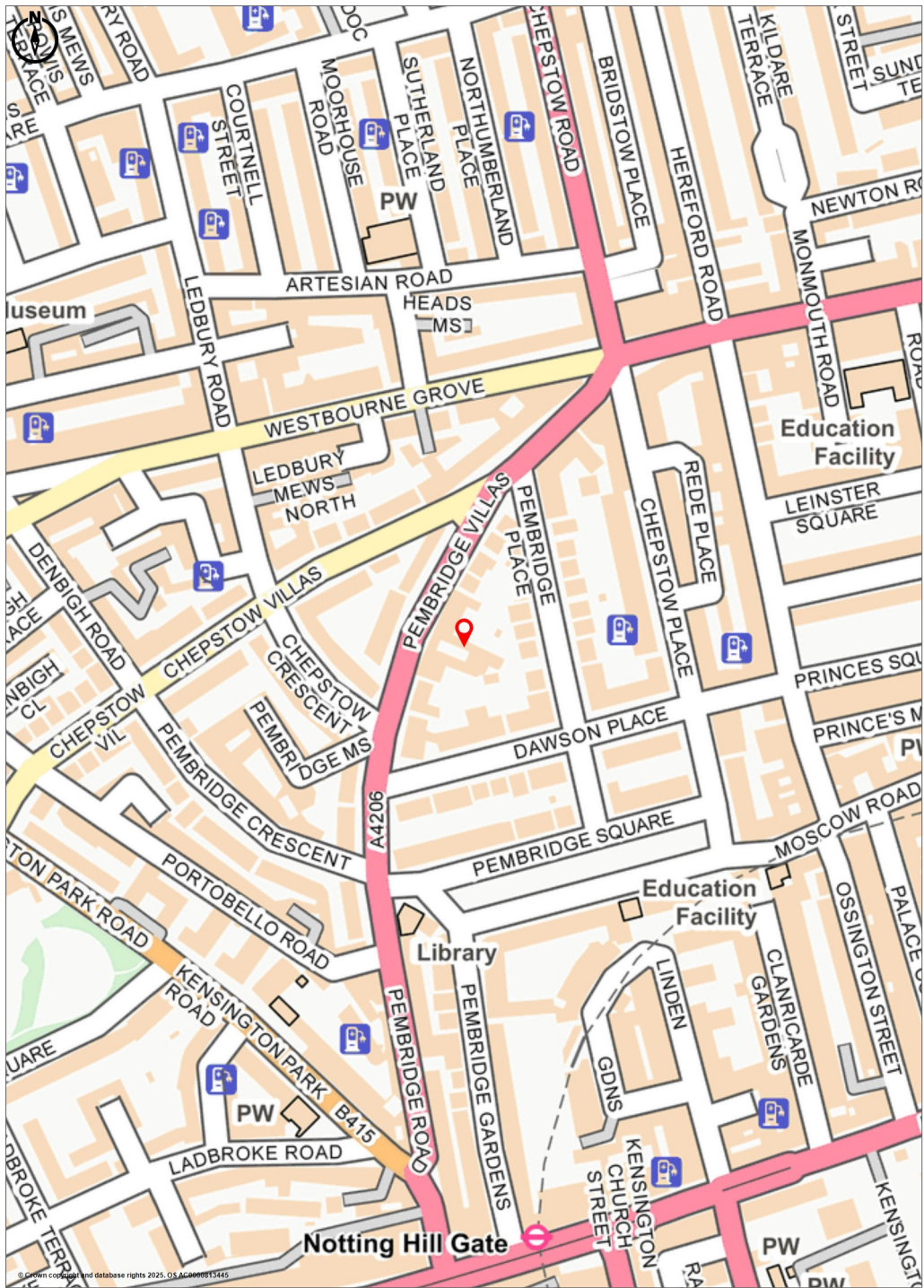
GROSS INTERNAL: 902 sq ft (83.8 sq m)
NET INTERNAL*: 892 sq ft (82.9 sq m)

* Sum totals of calculation 3 above for ground and first floors

NOTE: All areas are approximate and no warranty as to accuracy can be given.

SCALE: 1:50 @ A3

STUDIO 1 27A PEMBRIDGE VILLAS W11 3EP



Promap

● LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size – A4