

Kensington W8

Exceptional Studio Office To Let

907 sq ft 84.3 sq m



Unit 3, Second Floor, Alma Studios, 32-34 Stratford Road W8 6QF

Situation & Location

The property is situated on the the southern side of **Stratford Road**, at the junction with **Radley Mews**. It thus enjoys an excellent location to the south of the shopping and leisure amenities of **Kensington High Street**. Both **Kensington High Street (Circle, District Lines)** and **Earls Court (Picadilly, District Lines)** underground stations are within easy reach. The **A4** is immediately to the south affording access to Heathrow, the M25 and beyond. Please see location plan below.

Description & Accommodation

Unit 3 lies within a block of purpose build Victorian artist studios and comprises a self-contained second floor suite with a principal studio room with high ceilings and superb natural light of some 556 sq ft 52 sq m, plus two further private offices.

Amenities Kitchen, WC, Excellent natural light

Rent **£55,000** per annum exclusive, payable quarterly in advance..

Lease A new lease is available for a term of 5 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Common Expenses Tenant will pay a fixed service charge to be confirmed

Insurance Landlord to insure building and recover fair contribution from tenant

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 113 – Band E

Business Rates The rateable value for the premises is £34,500 and the rates payable for the current year ending 31/03/26 are £17,215. Interested parties should make their own enquiries and confirm before making any commitment: - RBKC business rates department 0208-315-2082.

VAT Will not apply **Possession** Immediate upon completion of legal formalities

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

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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.



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● LANDMARK INFORMATION

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Plotted Scale - 1:6500. Paper Size – A4