

Kensington W8

Exceptional Class E Studio Office To Let

894 sq ft 83 sq m



Unit 1, Ground Floor, Alma Studios, 32 Stratford Road W8 6QF

Situation & Location The property is situated on 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 1 lies within a block of purpose built Victorian artists studios and comprises a self-contained ground floor suite with a principal studio room with high ceilings and superb natural light of some 556 sq ft 52 sq m, plus three further private offices giving a total of 894 sq ft 83 sq m . Ceiling height 11'11" 3.63 m

Amenities Kitchen; Shower and WC; Rear Yard Area; Excellent natural light

Rent **£45,000** per annum

Lease Either an assignment of our clients lease expiring **July 2026** or a new co-terminus sublease, outside the Landlord & Tenant Act 1954.

Common Expenses A service charge will be levied to cover common expenses – details on request

Insurance Landlord to insure building and recover fair contribution from tenant

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 116 Band E

Business Rates The local authority has verbally informed us that the rateable value for the premises is £36,500 and the annual rates payable for the current year ending 31/03/24 are £18,213. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea 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.

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.



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Plotted Scale - 1:6500. Paper Size - A4