

Kensington W8

Air-Conditioned Office Suite

360 sq ft 33.5 sq m



Second Floor, 36 Earls Court Road, W8 6EJ

Situation & Location

The property is situated on the western side of **Earls Court Road**, just to the south of the junction with **Kensington High Street**, with its outstanding shopping and leisure amenities. **Kensington High Street (Circle, District Lines)** underground station is close by. **Please see location plan below..**

Description & Accommodation

The property comprises a self-contained, second floor office suite, newly built in 2016, arranged as an open plan office with separate meeting room/private office, providing 360 sq ft 33.5 sq m net internal. **Please see floorplan below:**

Amenities Air conditioning; Underfloor Heating; Fitted Kitchen; WC; Video Entryphone; Fitted Blinds; Security Alarm; Server Racks in Entrance Lobbies; Excellent Natural Light; Ample power and data points; Glazed Partitioning; Double Glazing for sound insulation

Rent £ 15,000 per annum exclusive of VAT, business rates and service charge

Lease A new lease is available for a term of up to five years, with a rolling mutual break clause operable after the second year, on four months notice, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Service Charge A fixed contribution to the building insurance, cleaning, lighting and maintenance of common parts and building generally, of £3,000 plus VAT per annum.

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease

Energy Performance Certificate Rating 69 – Band C

Business Rates The rateable value for the premises is £14,750 and the rates payable for the current year ending 31/03/24 would be £7,360 although qualifying businesses will receive small business relief reducing rates payable to £6,747. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT VAT will be payable in addition to all sums due

Contact Sole agents: JMW Barnard LLP Tel: **0207 938 3990**

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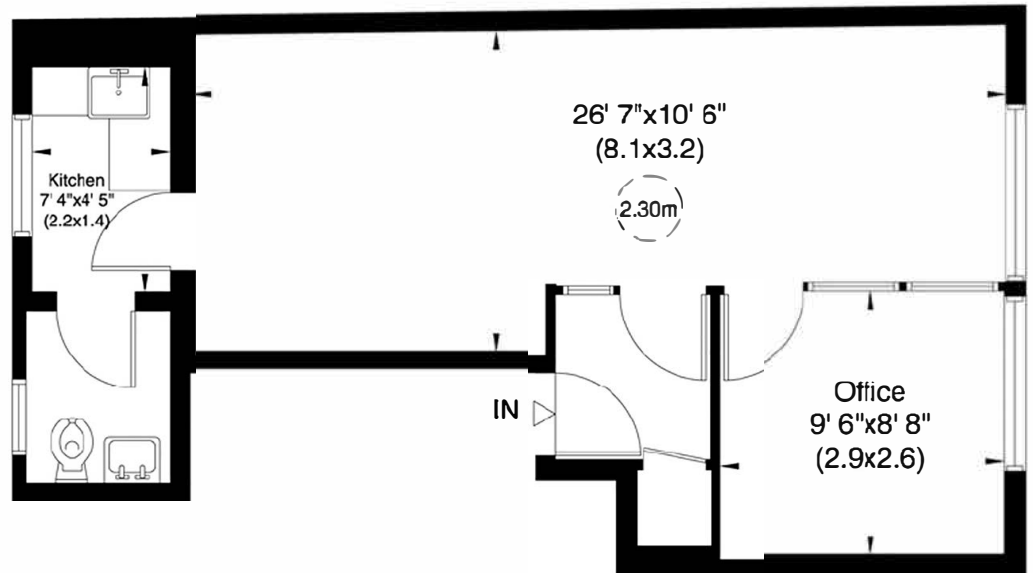
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties 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.

36 Earls Court Road, W8

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

