

Notting Hill W11

Bright Studio Office To Let

261 sq ft 24.25 sq m



Second floor office, 17 Powis Mews W11 1JN

Situation & Location

The property forms part of a complex of offices and studios located on the western side of Powis Mews. Powis Mews runs between Talbot Road and Westbourne Park Road and thus lies at the heart of Notting Hill with Ledbury Road, Portobello Road and Westbourne Grove nearby. Westbourne Park Underground (Circle, Hamm&City Lines) is within easy walking distance and Notting Hill Gate (Central, Circle, District Lines) is also within reach. Please see attached location plan.

Description & Accommodation

The property is a modern second floor studio office comprising a single open plan area with kitchen having an approximate net internal floor area of 261 sq ft (24.25 sq m)



Amenities

Shared WC; Electric Heaters; Good Natural Light; Kitchenette; Balcony

Lease: A new lease is available, to be excluded from the Landlord & Tenant Act 1954, for a term of up to five years, which may include a tenant break option on three months notice at any time after the first year.

Rent: £14,500 per annum exclusive of VAT and other outgoings. Rent payable quarterly in advance.

Deposit: A deposit will be required equivalent to one quarter's rent (plus VAT)

Service charge:

Currently £860 per annum (Service charge includes electricity and also covers general management of the building inc. administrative costs..)

Building's Insurance:

A proportion of the annual premium (4.6% building area) which last year came to £347

Business Rates:

The local authority has verbally informed us that the rateable value for the premises is £6,500 and the rates payable for the current year ending 31/03/14 are £1845.45. Qualified occupiers will receive small business rates relief. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT: The rent will be subject to VAT in addition

EPC:

An E.P.C has been prepared and is available on request: Energy Performance Asset Rating 107 (Band E)

Possession: Immediate upon completion of legal formalities

Contact:

Sole agents: JMW Barnard LLP Tel: 0207 938 3990

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JMW Barnard LLP, 181 Kensington High Street, London, W8 6SH.

SUBJECT TO CONTRACT & STATUS

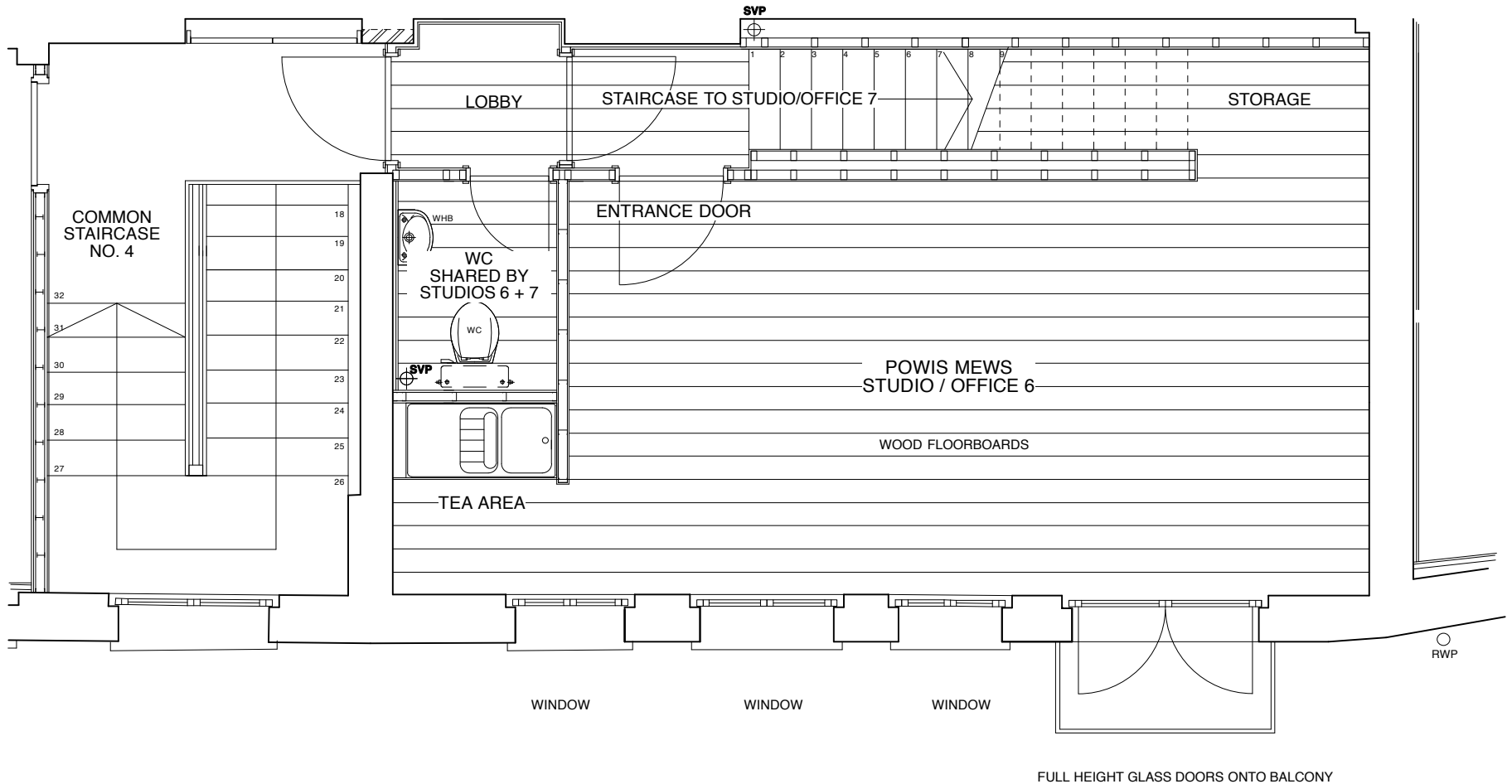
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties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

**POWIS MEWS
SECOND FLOOR
STUDIO/OFFICE 6**

SCALE 1:50

ARCHITECT: SOPHIE HICKS, SH ARCHITECTS
LIGHTING: ARUP

DETAILS:
 FLOORS - TIMBER BOARDS
 WALLS - WHITE EMULSION
 ENTRANCE DOOR - HIGH SECURITY LOCKS
 STREET DOOR IN OAK WITH 2 HIGH SECURITY LOCKS
 WINDOWS - LARGE WINDOW WITH OPENING DOORS ONTO BALCONY
 PLUS 3 WINDOWS. ALL SAFETY GLASS IN GALVANISED STEEL FRAMES
 WITH LOCKS.
 HEATERS - ELECTRIC, WHITE ENAMEL GILLED TUBE WITH THERMOSTATIC CONTROL
 POWER AND TELEPHONE INSTALLED
 ENTRYPHONE WITH STAINLESS STEEL PANEL AT STREET LEVEL
 COMMON STAIRCASE DECORATIONS AND LIGHTING MAINTAINED BY LANDLORD





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