

Notting Hill, W11

Self-Contained Mews Office to Let 420 sq ft – 39 sq m



2a Ledbury Mews North W11 2AF

Location

Ledbury Mews North runs to the east of Ledbury Road, between the junctions with Chepstow Villas and Westbourne Grove. It thus lies in the heart of one of London's most fashionable areas, with numerous internationally famous fashion retailers represented nearby. Office occupiers based in the mews include Betty Jackson, Julien Macdonald, Camper Shoes and Notion Capital. Please see attached location plan.

Description and Accommodation

The property is a newly decorated and self-contained ground floor office with wooden flooring and built in storage located in attractive period mews setting. Offices comprise a single open-plan space, with the approximate floor areas:

420 sq ft – 39 sq m

Amenities

Fitted Kitchen WC Burglar alarm Central Heating



Lease

A new two year lease is available, to be taken outside the security of tenure and compensation provisions of the Landlord and Tenant act 1954.

Rent

£27,500 per annum exclusive of business rates but including utilities and communal heating and water costs.

EPC

An EPC has been prepared a copy of which is available on request Energy Performance Asset Rating 250 – Band G

Rates

We have been verbally informed that the rateable value is £15,000 and the rates payable for the period 22/9/13-31/03/14 will be £3410.36 (equivalent to £6,516 pa). Interested parties should confirm this – Royal Borough of Kensington and Chelsea 0208 315 2082.

Possession

Immediate upon completion of legal formalities.

Contact

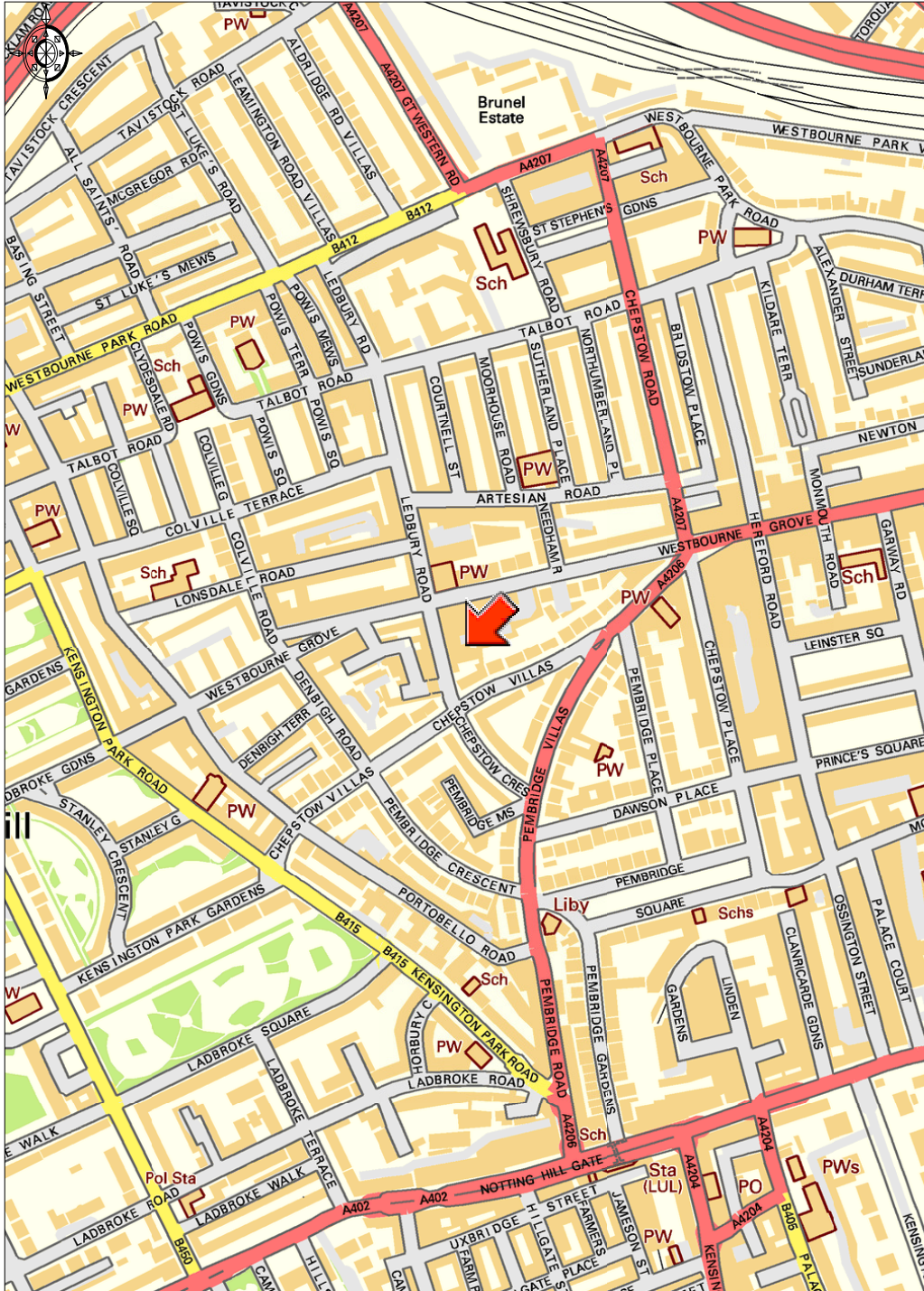
Sole agents: JMW Barnard LLP Tel: 0207 938 3990

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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.



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