

**To Let - Holland Park W11**

Air-conditioned ground and lower ground floor offices

**336, 427 or 763 sq ft (31/40/71 sq m)**



**49 Portland Road, London W11 4LJ**

## Situation & Location

The property is situated on the eastern side of **Portland Road** just to the north of **Holland Park Avenue** with its excellent local shopping and transport amenities and rapid access to the West End and City via the **Central Line**. The **Westfield** shopping centre with its excellent **overground** links to **Clapham Junction** is close by. Please see location map below.

## Description & Accommodation

The property comprises self-contained ground floor and lower ground floor offices, currently in combined occupation but capable of separate lettings, providing the following approximate net internal floor areas:-

|                    |                  |                  |
|--------------------|------------------|------------------|
| Ground floor       | 336sq ft         | 31.3 sq m        |
| Lower ground floor | 427 sq ft        | 39.7 sq m        |
| <b>Total</b>       | <b>763 sq ft</b> | <b>71.0 sq m</b> |

**Amenities** WC; central heating; air conditioning; kitchens; entryphone

**Rent** For either ground floor or lower ground **£ 19,500** per annum exclusive of business rates and share of building insurance, payable quarterly in advance, for a single letting of both units **£39,000** pa.exc.

**Lease** Flexible lease term of up to 5 years, with mutual break options at dates to be agreed, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

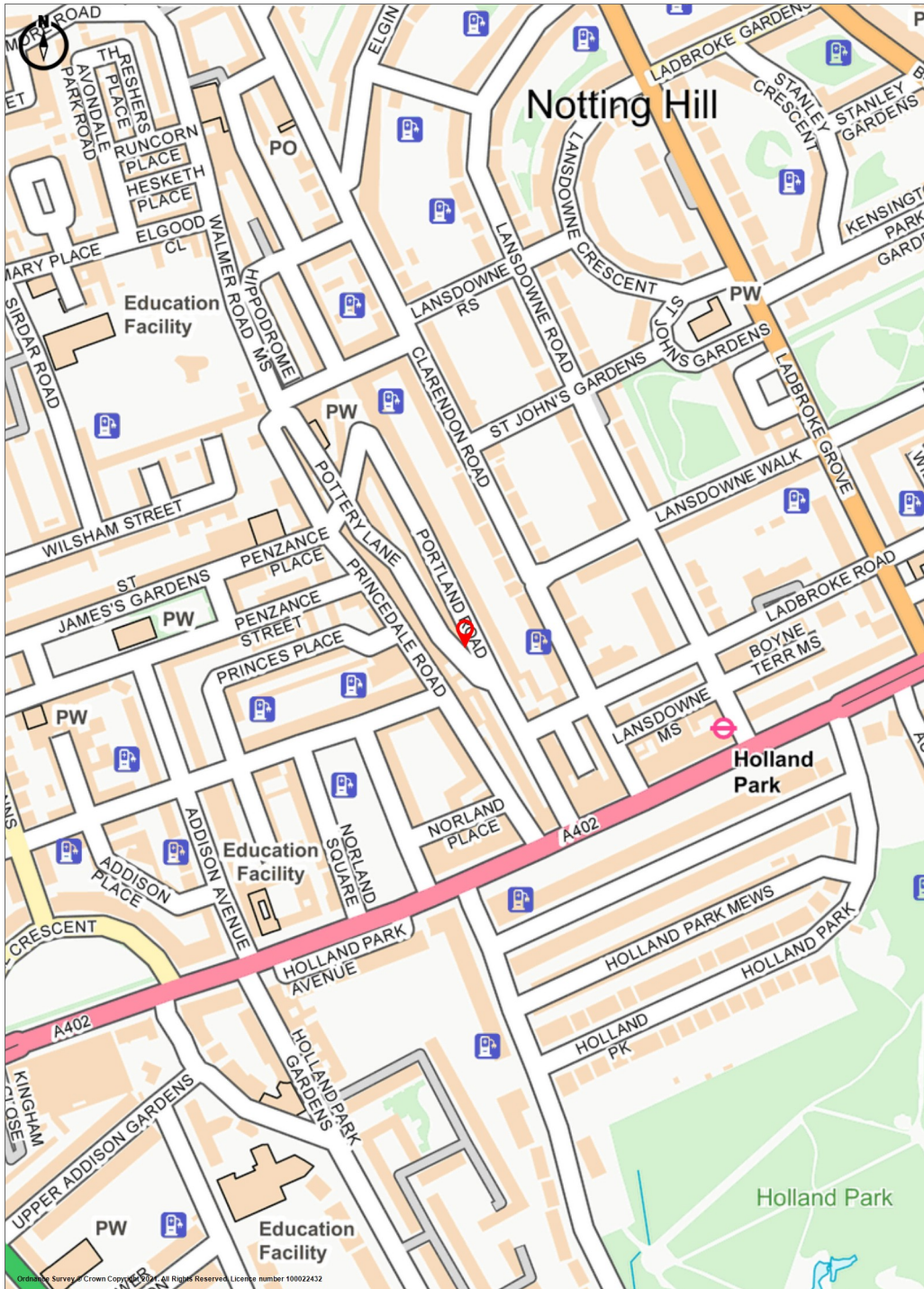
**Business Rates** The rateable value for the ground floor is currently £18,250 and the rates payable for the current year ending 31/03/24 are £9,106; for the lower ground floor, rateable value £16,250 and the rates payable for the current year are £8,108 - interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**Possession** January 2024      **Energy Performance Certificate** In preparation/remediation

**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.



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