

Notting Hill Gate W11

First floor studio office to let in attractive courtyard building

660 sq ft 61 sq m net (772 sq ft 72 sq m into eaves)



11 Pembridge Studios, 27a Pembridge Villas, London W11 3EP

Situation & Location

The property is located on the eastern side of Pembridge Villas opposite the junction with Chepstow Crescent and thus lies close to Notting Hill Gate with its excellent transport connections (Central, Circle, District Lines) and other amenities. Portobello Road and Westbourne Grove are close by. Other occupiers within Pembridge Studios include Linde Werdelin watches; architects; designers and investment companies. Please see attached location plan.

Description & Accommodation

Unit 11 comprises an open plan loft style studio office with excellent natural light throughout, hardwood flooring, part air- conditioned, a balcony, central heating, W.C and a kitchenette with an approximate area of 660 sq ft (61 sq m).



Rent

£35,000 per annum exclusive, payable quarterly in advance, subject to five yearly upward only review.

Lease

A new full repairing and insuring lease is available for a term of up to five years, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954. Alternatively a longer lease may be available, to include provision for periodic rent reviews.

Service Charge

A service charge is levied to cover maintenance, repairs to the building structure and other common expenses: currently £6,621 p.a

Legal Costs

Each party to bear their own

Energy Performance Certificate

An EPC has been prepared and a copy is available on request, with recommendations:
Rating 135 (Band F)

Business Rates

The local authority has verbally informed us that the rateable value for the premises is £20,500 and the rates payable for the current year ending 31/03/15 are £9,660 . Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT The property is VAT opted and VAT will be payable in addition

Possession

Immediate upon completion of legal formalities

Contact

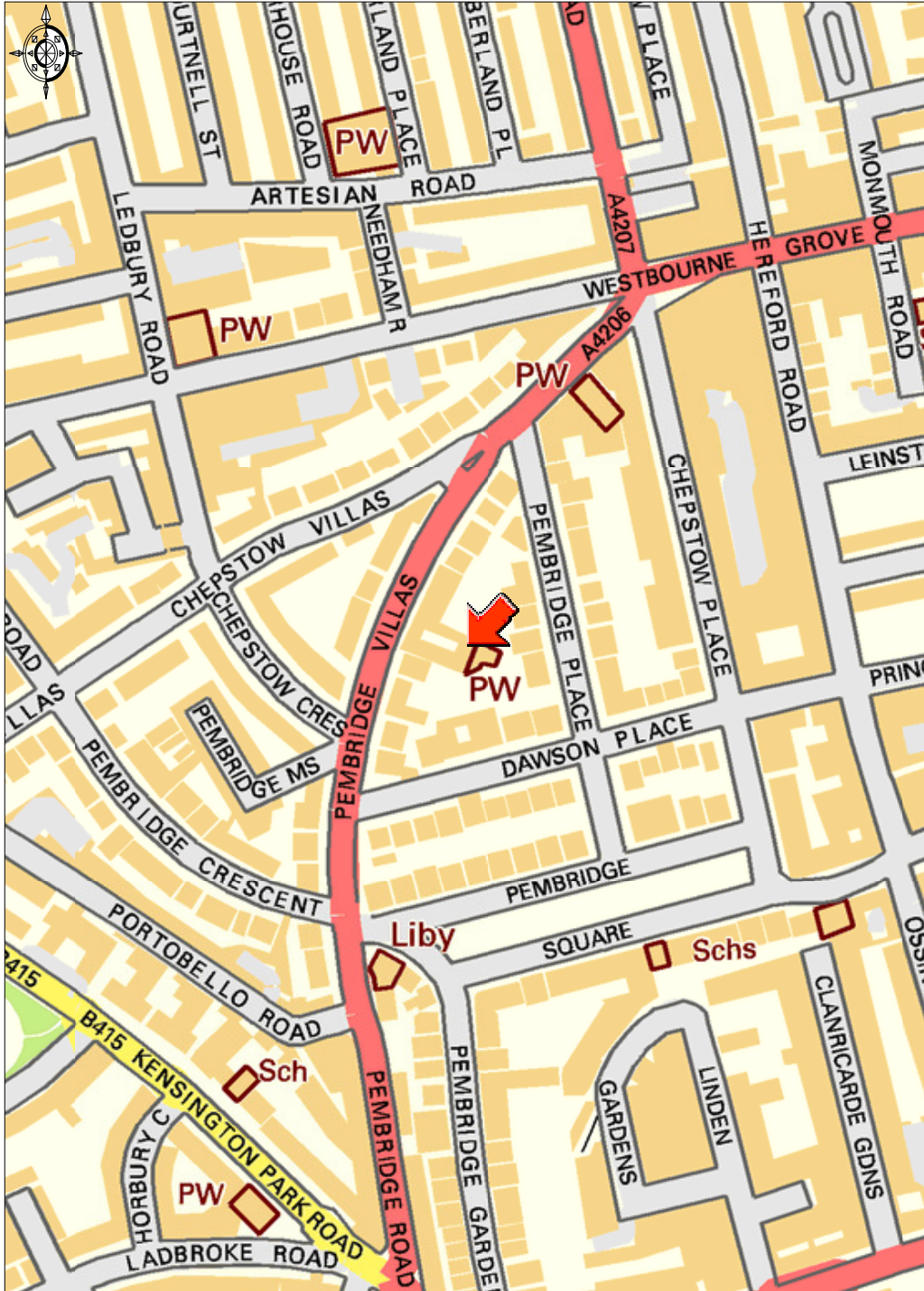
Sole agents: JMW Barnard LLP Tel: 0207 938 3990

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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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