

Notting Hill W11

**Self -Contained Class E Business Unit With
Parking**

2,000 sq ft gross internal 186 sq m



Unit 5, The Westway Centre, 69 St Marks Road, W10 6JG



Situation & Location The property is situated within this small, well-established estate of business units located immediately to the south of the Westway close, to Ladbroke Grove underground (Circle, Hammersmith & City lines) and Portobello market. Please see location plan below.

Description & Accommodation The property comprises a self-contained ground floor and mezzanine business unit providing an open plan ground floor area with a separate meeting room and office have b and an open plan mezzanine area with separate private office above. Provides net internal area of 1,850 sq ft 2000 sq ft gross. Please see floorplans below.

Amenities Four parking spaces; extensive kitchen/break out area; meeting room; wooden flooring

Rent £56,000 per annum exclusive, payable quarterly in advance

Lease A new full repairing and insuring lease is available for a term of five years, to be taken outside the security of tenure and compensation provisions of Landlord & Tenant Act 1954

Legal Costs Each party to bear their own

Energy Performance Certificate EPC rating 38 Band B



Business Rates The local authority has verbally informed us that the rateable value for the premises is £53,500 and the rates payable for the current year ending 31/03/25 are £29,211. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

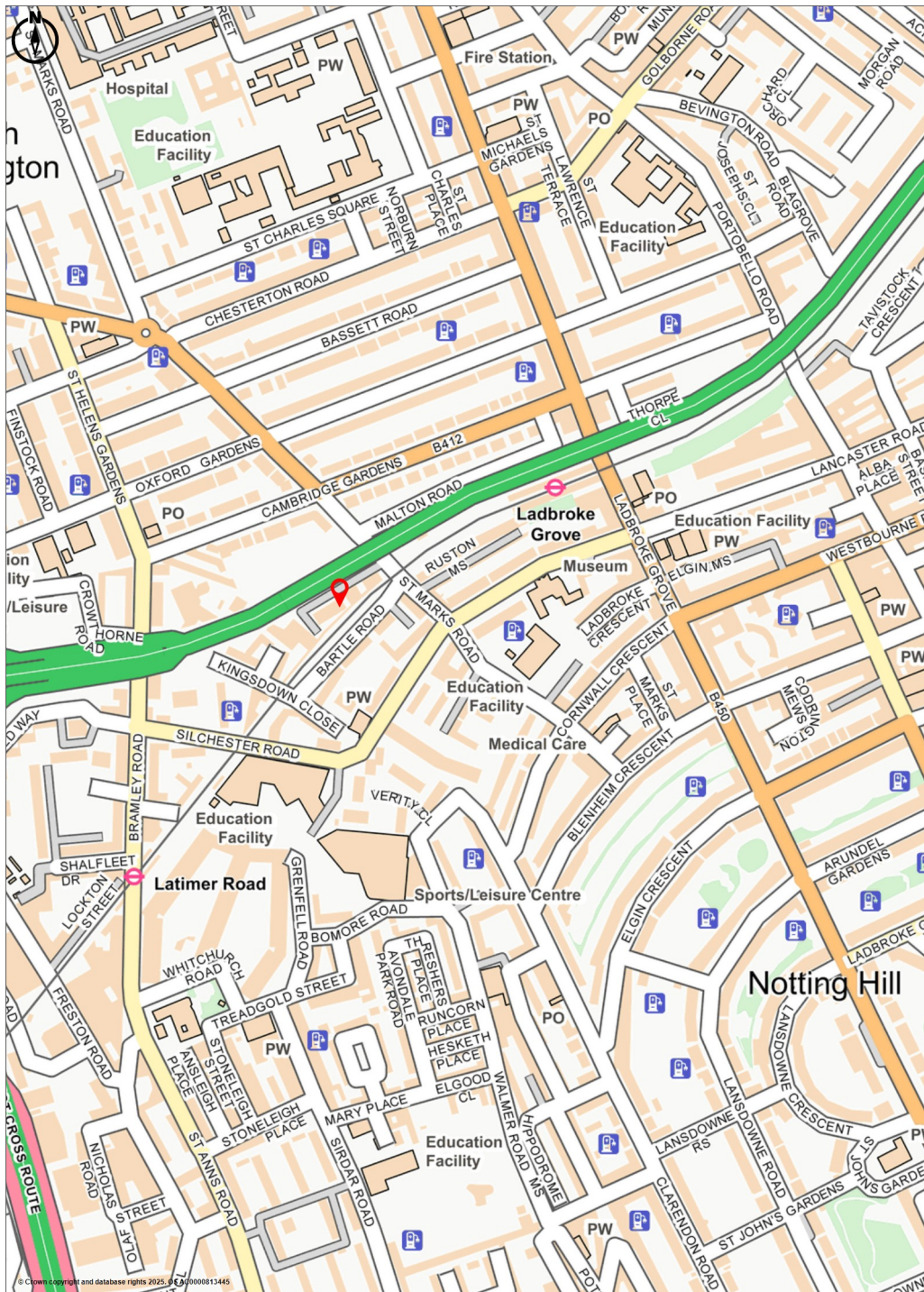
VAT Will not apply **Possession** Available from mid July 2025

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

SUBJECT TO CONTRACT AND 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.



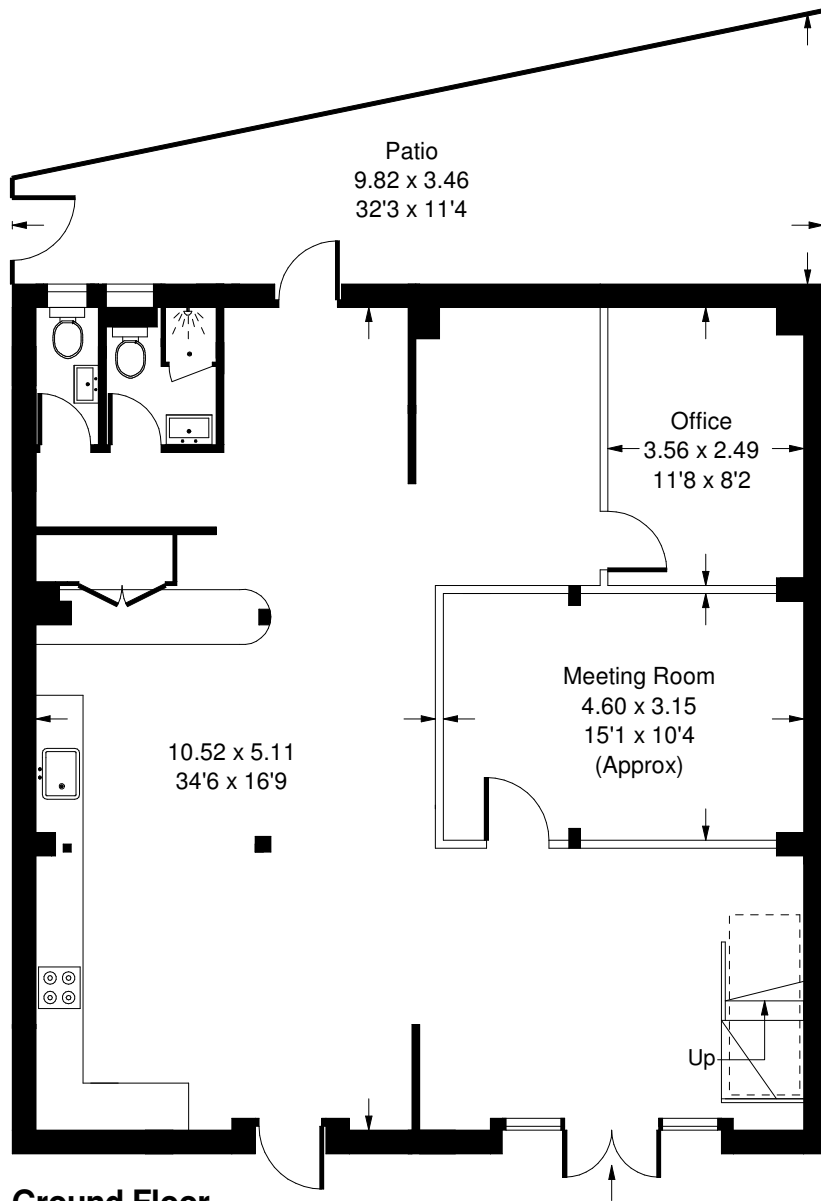
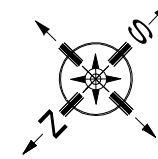
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LANDMARK INFORMATION

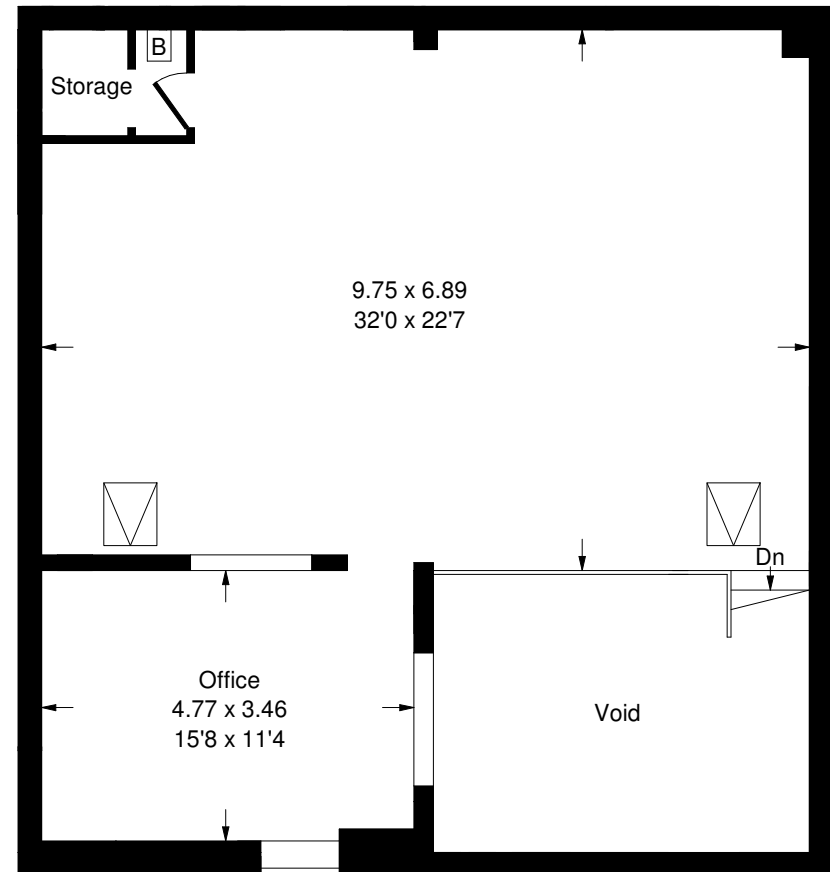
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The Westway Centre, W10


Approx. Gross Internal Area = 186.6 sq m / 2008 sq ft
(Excluding Void)



Ground Floor



First Floor

 = Reduced headroom
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.

No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.

Plan is for illustration purposes only, not to be used for valuations.