

Notting Hill W11

Studio style mews offices to let – 3,109 sq ft 289 sq m



Brunswick Studios, 7 Westbourne Grove Mews, London W11 2RU

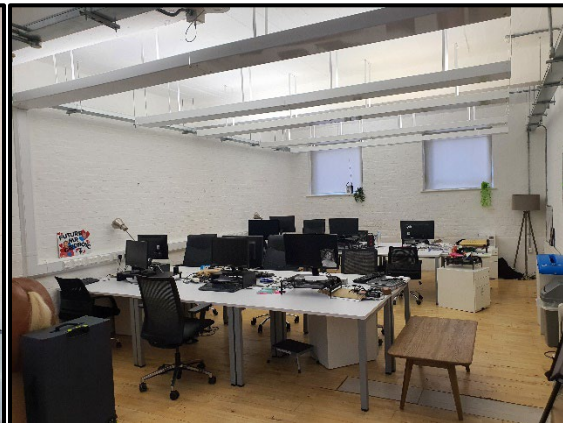
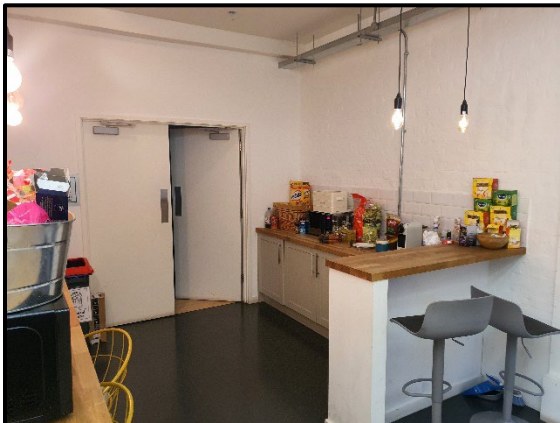
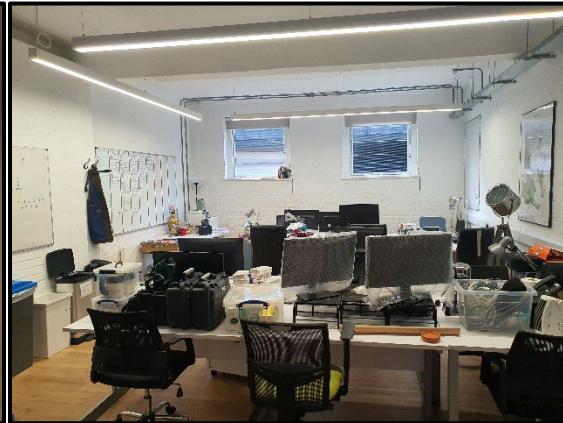
Situation & Location

The property is situated in this quiet mews located just to the north of **Westbourne Grove** with its outstanding retail and restaurant amenities. **Notting Hill Gate** (Central, Circle, District Lines) and **Westbourne Park** (Circle, Hammersmith & City Lines) are both within easy reach. Please location plan below.

Description & Accommodation

The property comprises a self-contained ground floor suite of studio style offices providing reception; three main open plan offices; kitchen/breakout area and meeting room, having a net internal area of some 2,989 sq ft (278 sq m) plus 120 sq ft (11 sq m) of storage. Please see floorplan below.

Amenities Reception area; kitchen/breakout area; three WC's; meeting room; central heating



Rent £35 per sq ft per annum exclusive

Lease

A new sublease is available for a term expiring December 2026, to taken outside the Landlord & Tenant Act 1954. Alternatively, our clients Head Lease (inside the Act) is available for assignment, and the Head Landlord has indicated to our clients that they will consider proposals for a new lease with a longer term.

Common Expenses

Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own legal costs **Energy Performance Certificate** In preparation

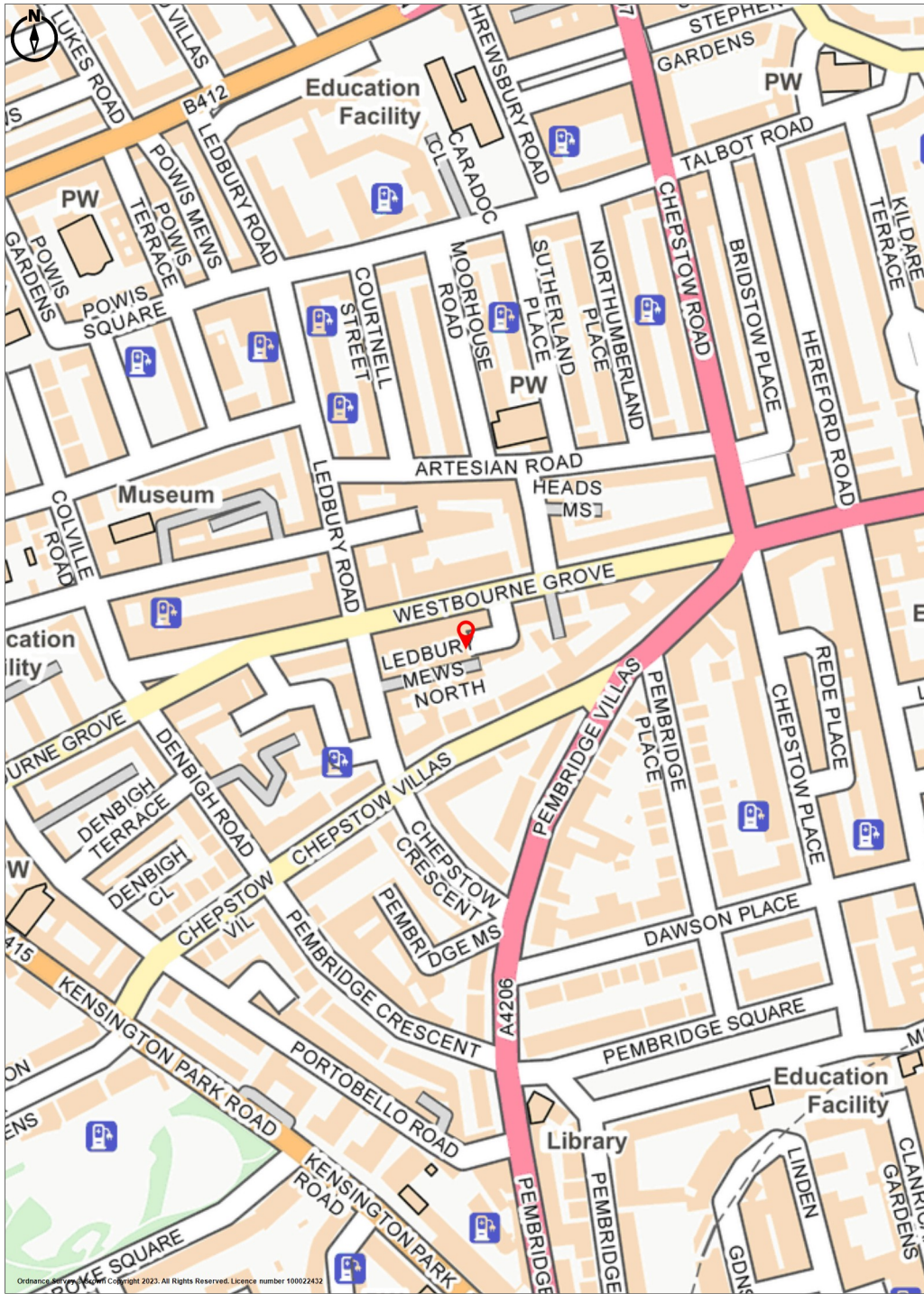
Business Rates The rateable value for the premises is £152,000 and the rates payable for the current year ending 31/03/ are £. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT Will not apply **Possession** Immediate upon completion of legal formalities

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

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

Important Notice: Measurements are approximate, and no responsibility is taken for any error, omission or misstatement 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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Promap

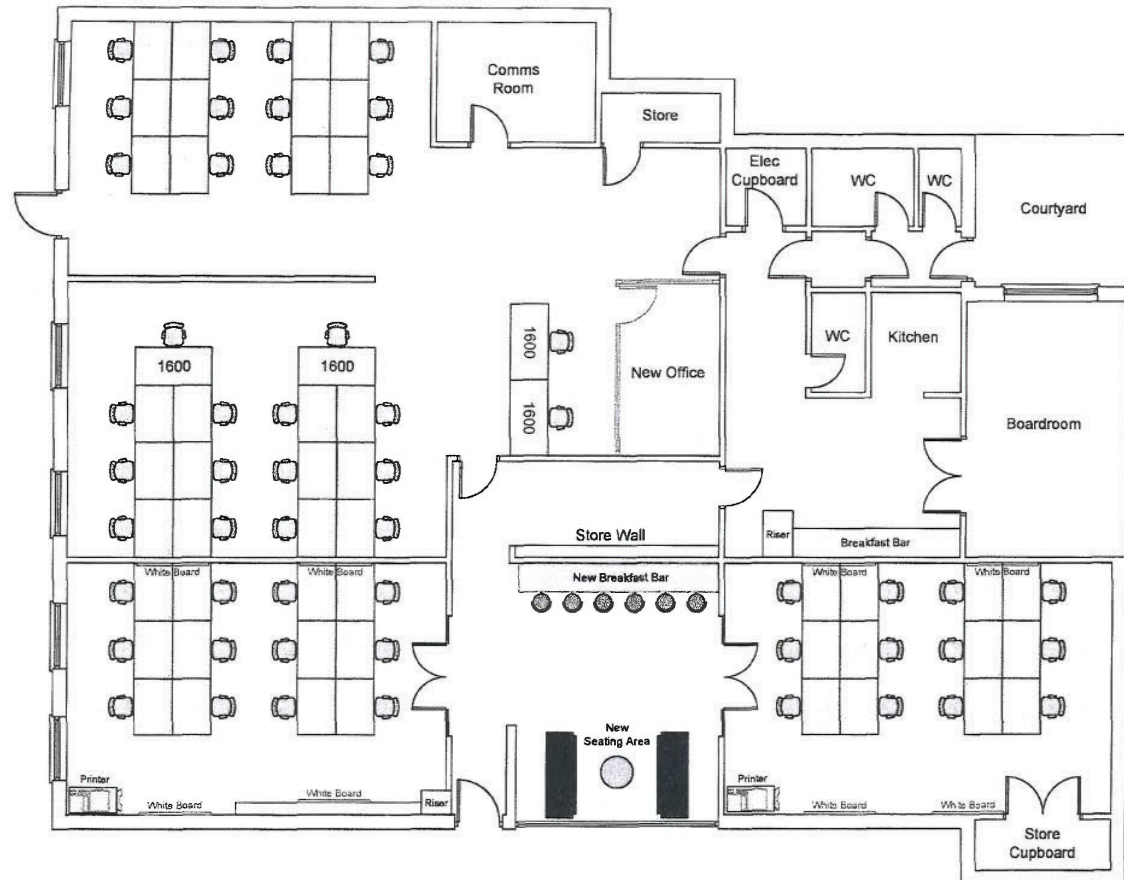
LANDMARK INFORMATION

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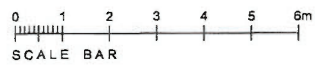
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Plotted Scale - 1:5000. Paper Size - A4

-  = New 1200mmx800mm Desk (48No.)
-  = New 1600mmx800mm Desk (4No.)



Proposed Ground Floor Plan



MCCARTHY PARTNERSHIP

Client: _____

Project
7 Westbourne Grove Mews
W11 2RU

Title
Proposed Ground Floor Plan
New 1200 x 800mm Desks
Option 2

Drawing	Revision	Scale	Date
MP RS07			
004	A	A3@1:100	Mar 2019
RS	AG		