

Notting Hill W11

Bright Studio Office To Let

258 sq ft 24 sq m



Part third floor office, 17 Powis Mews W11 1JN

Situation & Location

The property forms part of a complex of offices and studios located on the western side of Powis Mews. Powis Mews runs between Talbot Road and Westbourne Park Road and thus lies at the heart of Notting Hill with Ledbury Road, Portobello Road and Westbourne Grove nearby. Westbourne Park Underground (Circle, Ham&City Lines) is within easy walking distance and Notting Hill Gate (Central, Circle, District Lines) is also within reach. Please see attached location plan.

Description & Accommodation

The property is a third floor studio office comprising a single open plan area with shared WC having an approximate net internal floor area of 258 sq ft (24 sq m). The landlord will have access through the office in order to access their own, adjoining space.



Amenities Shared WC; Electric Heaters; Superb Natural Light; Entryphone; Alarm

Lease: A new lease is available, to be excluded from the Landlord & Tenant Act 1954, for a term of up to five years, which may include a tenant break option on three months notice at any time after the first year.

Rent: £15,000 per annum exclusive of VAT and other outgoings. Rent payable quarterly in advance.

Deposit: A deposit will be required equivalent to one quarter's rent (plus VAT)

Service charge: Currently £500 per annum (Service charge includes electricity and also covers general management of the building inc. administrative costs..)

Building's Insurance: A proportion of the annual premium will be charged which last year came to £330

Business Rates: The landlord will pay the business rates for the entire floor and re-charge a fair proportion which is estimated at £4,400 per annum

VAT: The rent and other charges will be subject to VAT in addition

EPC: An E.P.C has been prepared and is available on request: Energy Performance Asset Rating 107 (Band E)

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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