

Notting Hill, W11

**Self-Contained Mews Office to Let
420 sq ft – 39 sq m**



2a Ledbury Mews North W11 2AF

Location

Ledbury Mews North runs to the east of Ledbury Road, between the junctions with Chepstow Villas and Westbourne Grove. It thus lies in the heart of one of London's most fashionable areas, with numerous internationally famous fashion retailers represented nearby. Office occupiers based in the mews include Julien Macdonald, Camper Shoes and Notion Capital. Please see location plan below.

Description and Accommodation The property is a self-contained ground floor open plan office with wooden flooring and built in storage located in attractive period mews setting. Offices comprise a single open-plan space, with the approximate floor areas:

420 sq ft – 39 sq m

Amenities Fitted Kitchen WC Burglar alarm Central Heating

Lease A new two year lease is available, to be taken outside the security of tenure and compensation provisions of the Landlord and Tenant act 1954.

Rent £22,000 per annum exclusive of business rates but including utilities and communal heating and water costs.

EPC An EPC has been prepared a copy of which is available on request Energy Performance Asset Rating 250 – Band G

Rates We have been verbally informed that the rateable value is £20,250 and the rates payable for the period to 31.03.18 will be £8,167. Interested parties should confirm this – Royal Borough of Kensington and Chelsea 0208 315 2082.

Possession Immediate upon completion of legal formalities.

Contact

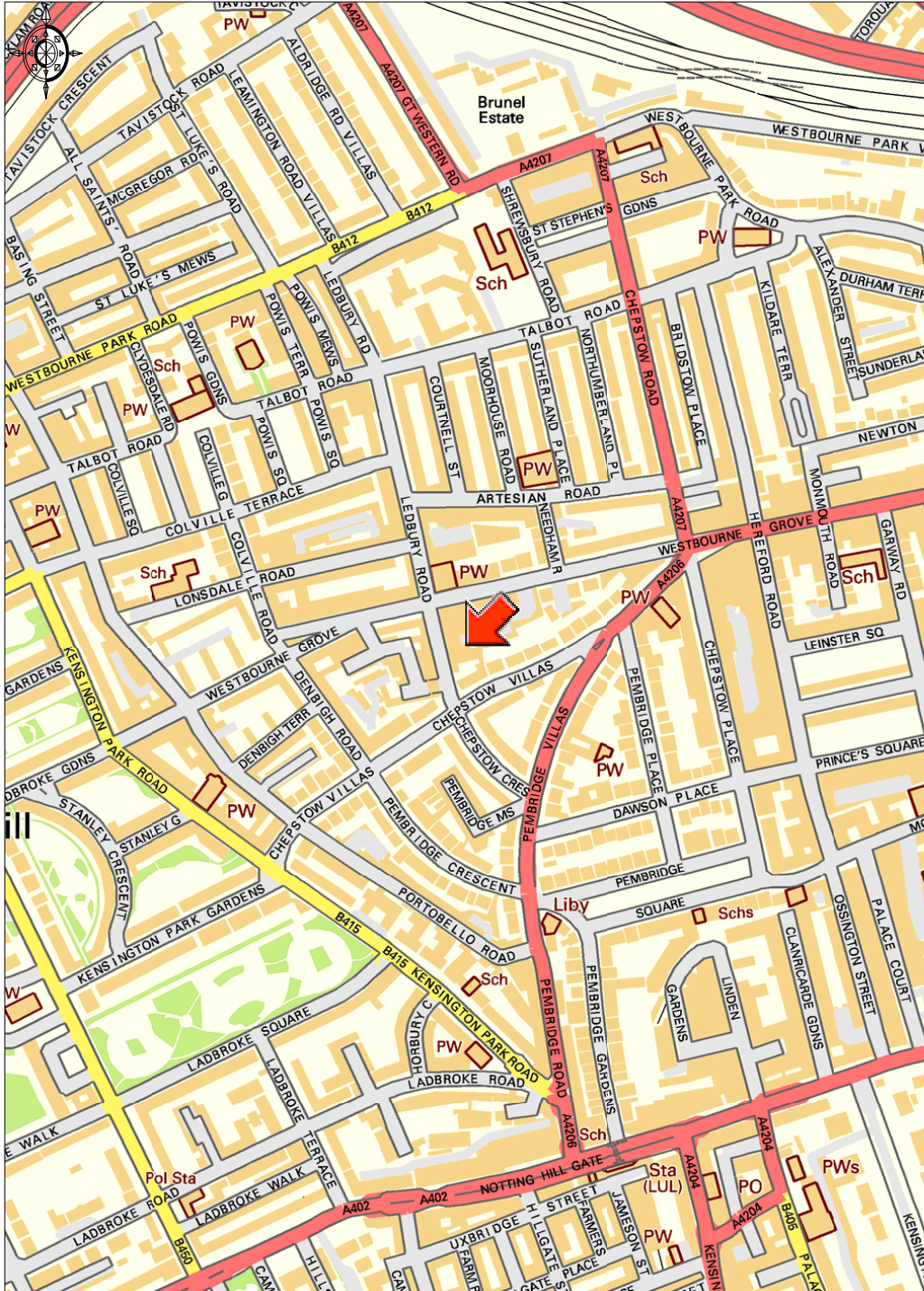
Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

Jeremy Barnard jb@jmwbarnd.com

JMW Barnard LLP, 181 Kensington High Street, London, W8 6SH.

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.



Ordnance Survey © Crown Copyright 2013. All rights reserved.
Licence number 100022432. Plotted Scale - 1:7500