

Holland Park W11

Bright Office To Let 45.4 sq m 488 sq ft



Third Floor, 118b Holland Park Avenue, London W11 4UA

Situation & Location

The property is prominently situated at the junction of **Holland Park Avenue** and **Portland Road**. **Holland Park Underground (Central Line)** is close by, with **Shepherds Bush overground** also within easy reach providing fast connections to **Clapham Junction**. Superb local shopping and leisure amenities are complemented by those of **Westfield London** to the west and **Kensington** to the south. Please see location plan below.

Description & Accommodation

The property comprises a self-contained third floor open plan office suite with an open plan office arranged in an L-shape providing an approximate net internal floor area of 488 sq ft 45.4 sq m.-

Amenities Two WC's and shower (shared with second floor); electric heaters; entryphone

Rent **£25,000** per annum exclusive

Lease A new lease is available for 5 years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954. A third-year tenant break or a shorter term lease will be considered.

Service Charge £2,500 per annum plus 25% of the cost of building insurance (to be advised)

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 91 Band D

Business Rates The rateable value for the premises is £23,000 and the rates payable for the current year ending 31/03/27 are £9,936. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

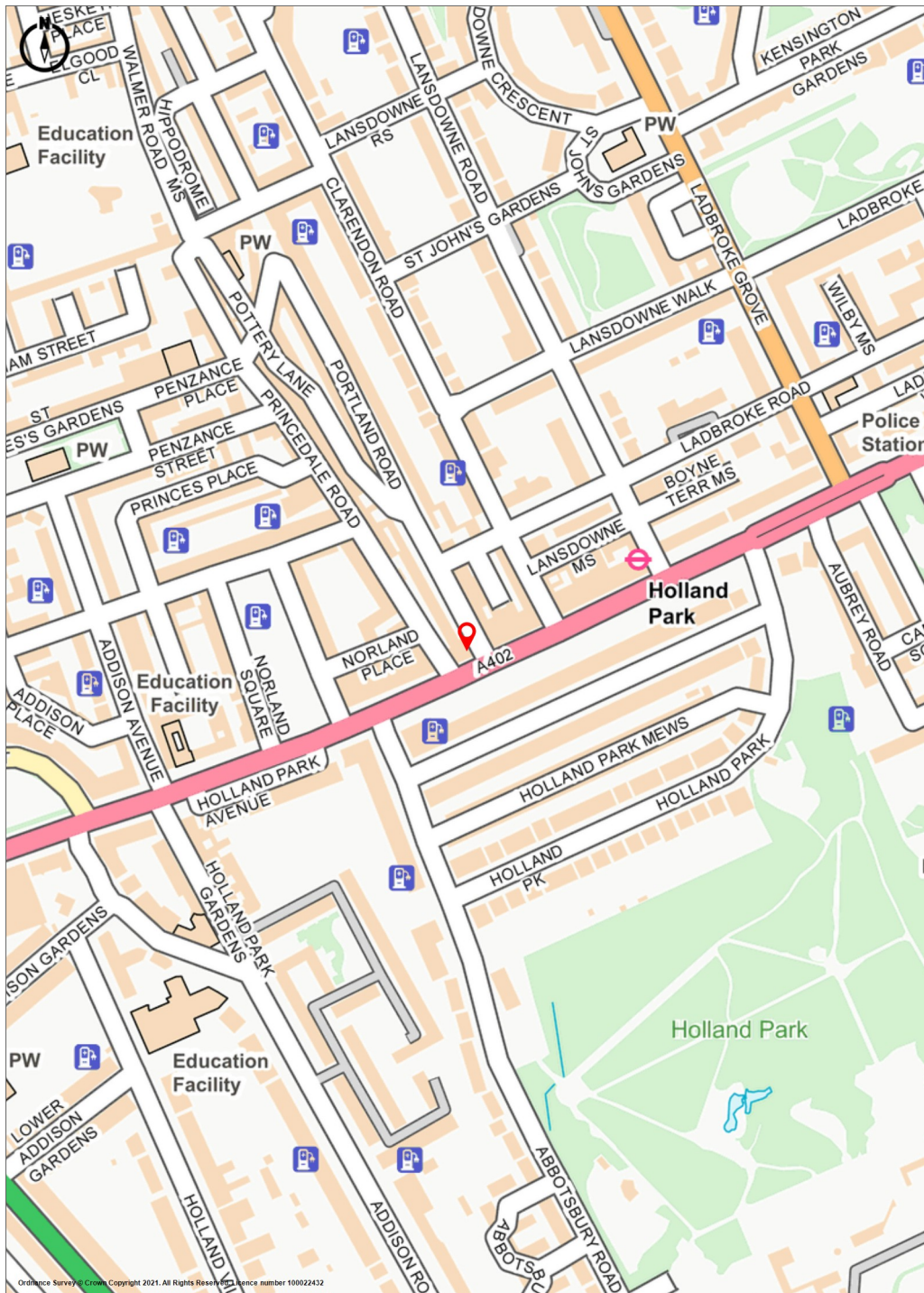
VAT Will not apply

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 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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Plotted Scale - 1:6000. Paper Size – A4