

**Alexander
Reece
Thomson**

**Recently Developed Class E
Units Available To Let**



**Ground Floor and Basement
54 Russell Gardens
London W14 8EZ**

Unit 1: 1,818 sq ft (168.90 sq m)

Unit 2: 1,489 sq ft (138.33 sq m)

LOCATION

Nestled in the heart of a local parade of shops and restaurants in Kensington, the property sits on the north side of Russell Gardens, within close proximity to Kensington High Street and Holland Park. The property benefits from excellent transport links being within a short walk from both Kensington Olympia and Shepherds Bush tube and Overground stations plus numerous bus links. The property also benefits from pay and display parking in the immediate vicinity.

Russell Gardens caters to a broad, yet discerning demographic with a penchant for luxury and quality.

DESCRIPTION

Both Class E units are arranged over ground and lower ground floors within this attractive new build development with both units being suitable for a wide range of uses.

Both units can be let together or separately and are available in shell and core condition ready for a tenant's fit out. The units can be fitted out with air conditioning and / or catering extracts (subject to a suitable specification of plant).

Both units have excellent floor to ceiling heights on both floors with full height glazing at ground floor level.

Each units comes with 1 parking space in the basement car park.

Unit 1

benefits from highly visible frontage to Russell Road. The unit also benefits from terraces at both ground and basement levels which provide excellent natural light to both floors.

Unit 2

benefits from excellent frontage to Russell Gardens together with a large return frontage to Elsham Road.

ACCOMMODATION

Approximate Floor Areas (NIA)

Unit 1	Sq ft	Sq m
Ground Floor	740	68.75
Basement	1,078	100.15
Total	1,818	168.90
Unit 2		
Ground Floor	757	70.33
Basement	732	68.00
Total	1,489	138.33
Total: Units 1 and 2	3,307	307.23

EPCs

To Be Confirmed

LEASE/S

Both units are available by way of new leases direct from the freeholder for terms by arrangement.

COSTS

Unit 1 Rent: £48,500 p.a. exclusive

Unit 2 Rent: £45,000 p.a. exclusive

Rateable Values: To be assessed

Service Charges: To be confirmed



VIEWING

Please contact the sole letting agents:

ART Surveyors: 020 7486 1681

James Lightstone

jameslightstone@artsurveyors.co.uk

07946 846 745

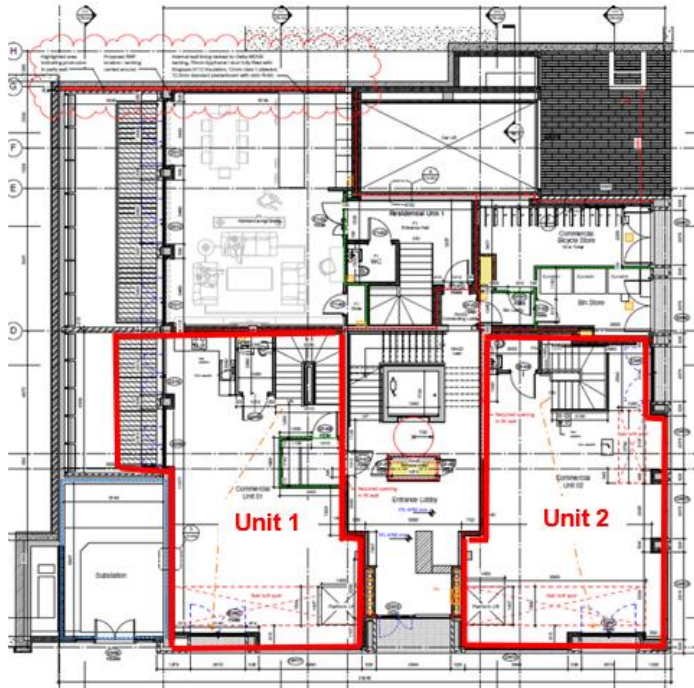
Seb Norman

sebnorman@artsurveyors.co.uk

07970 273 545

SUBJECT TO CONTRACT

Ground Floor (Not to Scale)



Basement (Not to Scale)

