



NEWLY REFURBISHED OFFICE FLOORS

AVAILABLE TO RENT

1st floor – 1,300 SQ. FT

2nd floor – 1,560 SQ. FT

LOCATION

The property is situated on eastern side of Young Street, just a short distance from the junction with Kensington High Street, Kensington's prime commercial area.

The immediate surrounds provide excellent local amenity offerings with a wide variety of popular eateries, retail and vast shopping facilities, with Kensington High Street tube station (Circle and District Line) just a 3-minute walk away and Notting Hill Gate (Central Line) within 15 minutes.

DESCRIPTION

Both the available 1st (1,300 sq. ft) and 2nd (1,560 sq. ft) floors offer newly refurbished, bright and light office accommodation following a comprehensive refurbishment undertaken throughout - including the installation of new air-conditioning, LED lighting, vinyl wood style effect floor covering, fitted kitchens, upgraded communal areas and a brand-new lift.

Floors are available individually or together.



15 Young Street London W8 5EH





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AMENITIES

- Newly refurbished office
- High quality fitted kitchens on each floor
- Fully Air conditioned
- LED lighting
- Brand new passenger lift
- Excellent natural light across dual aspect
- Perimeter trunking
- Refurbished common parts

AVAILABILITY

FLOOR	SIZE (Sq. Ft)	RENT (Per Sq. Ft)	RATES (Per Sq. Ft)	SERVICE CHARGE	TOTAL PER ANNUM	AVAILABILITY
1 st floor	1,300	£54.00	£15.55	£14.00	£108,615	NOW
2 nd floor	1,560	£57.50	£15.18	£14.00	£135,220.80	NOW
TOTAL	2,860					

Viewings by arrangement through sole agents Noble Harris:-

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