



RIB

ROBERT IRVING BURNS

# EMILY HOUSE

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**202-208 KENSAL ROAD**

LONDON | W10 5BN





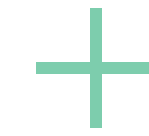
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## **TO LET**

FULLY FURNISHED OFFICE FLOOR IN WESTBOURNE PARK  
SUITABLE FOR NEW BUSINESS CLASS E  
(OFFICE, MEDICAL, RETAIL ETC.)

## **SECOND FLOOR**

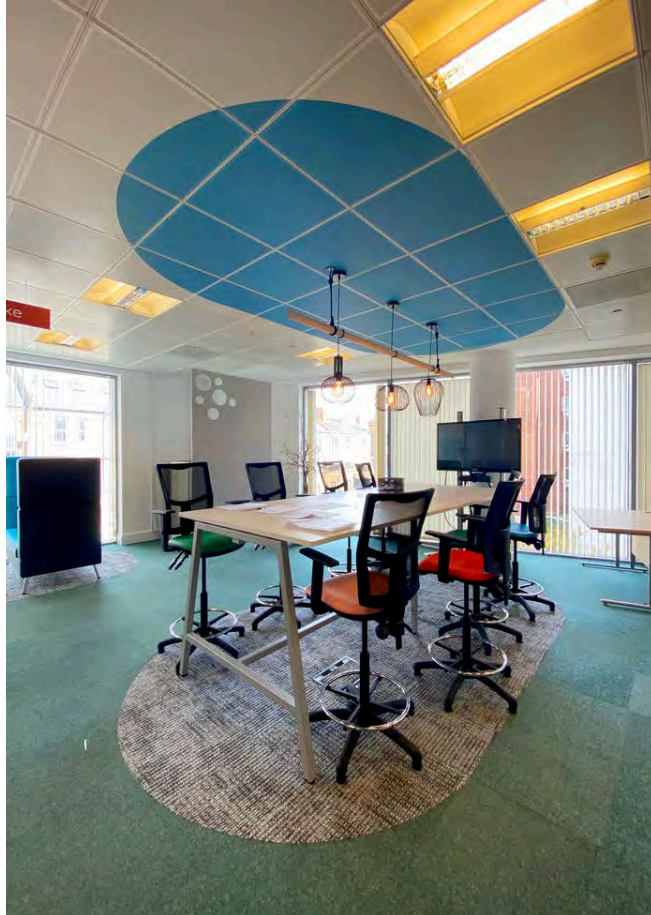
3,132 SQ. FT. /290.97 SQ. M.

# Description

This office building has recently undergone a series of refurbishments with new manned reception area, new kitchenettes and working spaces.

The premises benefits from full DDA access (with two 6 person lifts), shared garden. The 2nd Floor can come fully furnished (as pictured) and benefit from a private balcony. The space benefit from natural light form 3 sides and 4 private offices.

The space is ideal for a range of different businesses looking for a West London HQ.



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## Summary Specification

- Full DDA Access (6 Person Passenger Lift x 2)
- Manned Reception
- Fully Furnished
- Private Balcony
- Work Benches
- Shared Garden
- Private boardroom
- 4 x Private Offices
- Newly Fitted Kitchenette
- Comfort Cooling
- Demised WC's



KITCHEN BREAKOUT AREA



BREAKOUT TABLES



PRIVATE BOARDROOM



SHARED GARDEN

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## Location

Nestled in the vibrant landscape of West London. Its prime location allows you to fully immerse yourself in the local lifestyle, with endless opportunities awaiting in every direction from The Dock.

Discover the enchanting allure of Portobello Road, renowned for its bustling street stalls and charming shops, just a stone's throw away. Indulge in the exquisite dining experiences and cozy pubs of Notting Hill, or immerse yourself in the world of retail and exclusive members clubs in White City. The range of entertainment options at your fingertips is boundless.

West London has become a haven for the creative industries, attracting a fresh wave of up-and-coming businesses. Major players in sectors such as TV, fashion, advertising, digital, and music are all drawn to this area, creating a palpable sense of excitement. Place your business at the heart of this vibrant scene, where innovation and success thrive.

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Parlour



Pizza East



Canal Deli



Canal Deli



Vicki's



Minkie's Deli

# LOCAL AMENITIES

## Food & Drink

- |                 |                               |
|-----------------|-------------------------------|
| 01 Parlour      | 10 Golborne Deli & Wine Store |
| 02 Paradise     | 11 Flying Horse Coffee        |
| 03 Gail's       | 12 Klear Labs                 |
| 04 Canal Deli   | 13 Bluebelles of Portobello   |
| 05 Pizza East   | 14 Lowry & Baker              |
| 06 Pichi        | 15 Nest Cafe                  |
| 07 Laylow       | 16 Double Shot                |
| 08 Panella      | 17 Burrito and Tequila        |
| 09 Lisboa       | 18 Vicki's                    |
| 09 Delicatessen |                               |

## Green Spaces

- 01 Queen's Park Gardens
- 02 Kensal Green Cemetery
- 03 Emslie Horniman's Pleasance Park

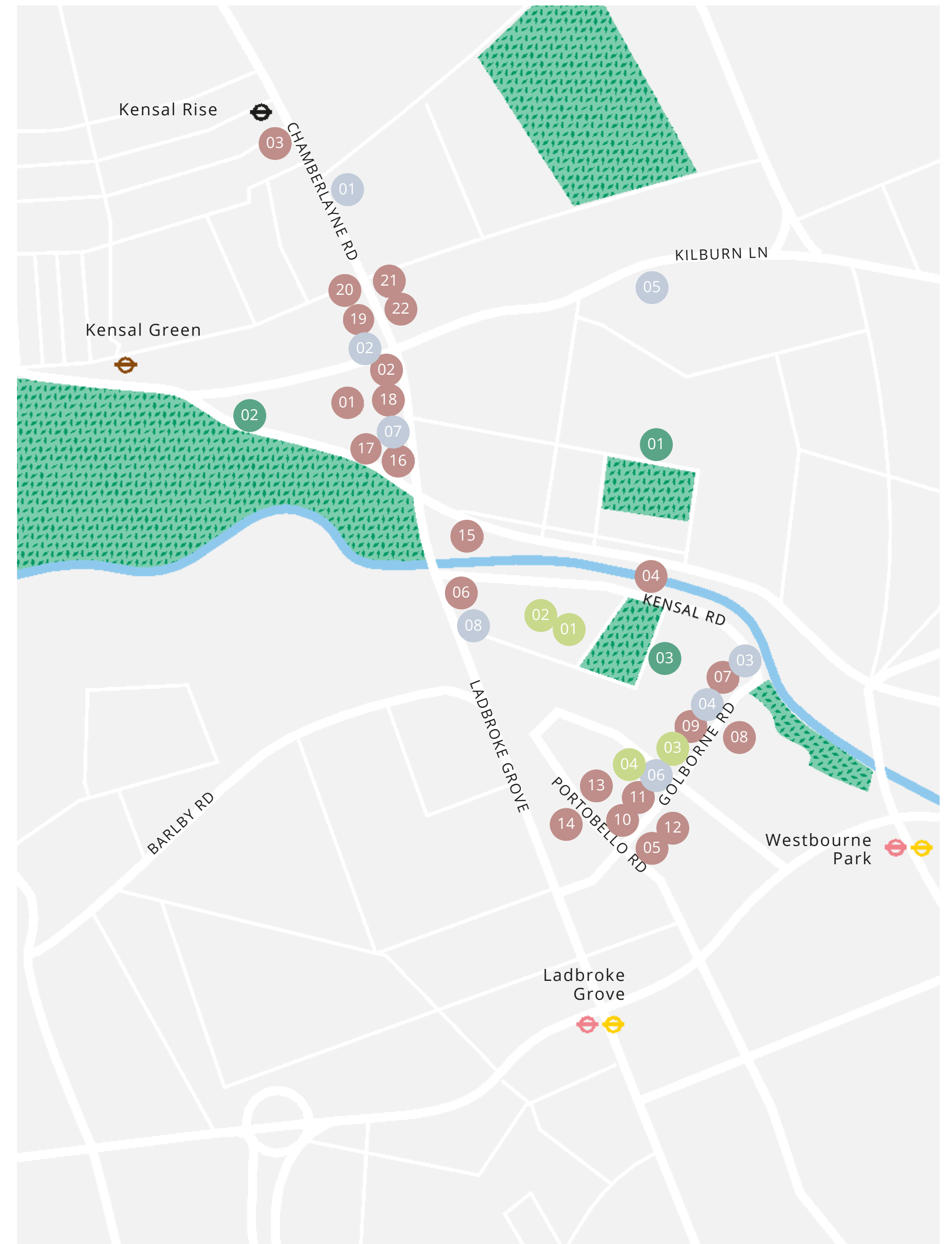
## Lifestyle

- 01 Supra
- 02 Scarlet & Violet
- 03 Rellik
- 04 Cha Cha x Sister Jane
- 05 Fierce Grace Hot Yoga
- 06 the store
- 07 RISE
- 08 Anytime Fitness

- 19 Hana
- 20 Japanese Wildcard
- 21 Morso Kensal Rise
- 22 Sacro Cuore Pizza

## Music

- 01 The Moat Studios
- 02 Sleeper Sounds
- 03 Lotown
- 04 Rough Trade

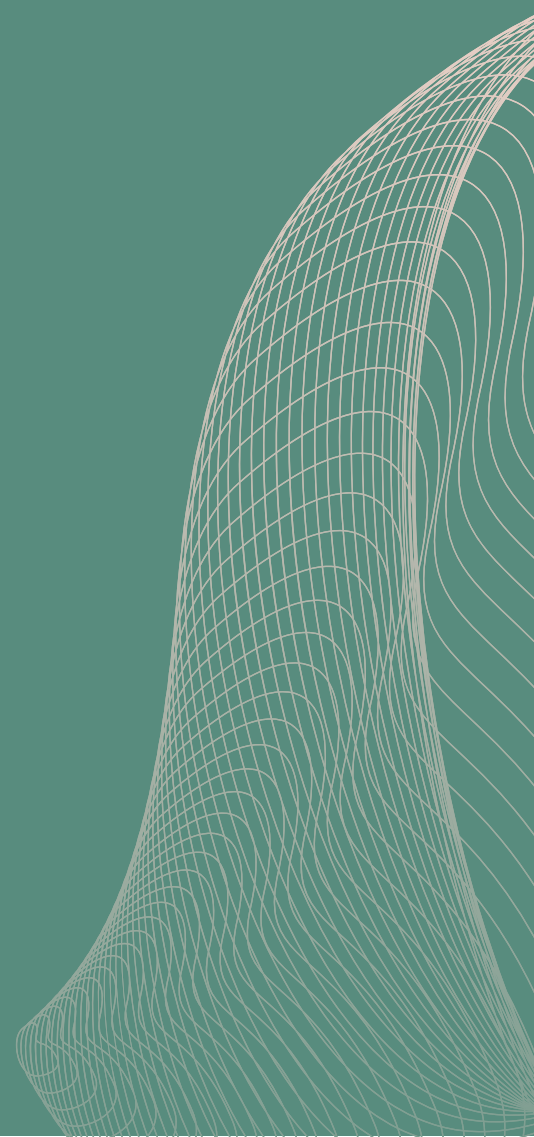




# Financials

Floor	Second Floor
Total Size (sq.ft.)	3,132
Quoting Rent (p.a.) excl.	£101,790
Service Charge	£45,000
Estimated Rates Payable (p.a.)	£36,191
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£182,981</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.





## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## VAT

The property is elected for VAT.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.  
May 2024.

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## CONTACT US

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