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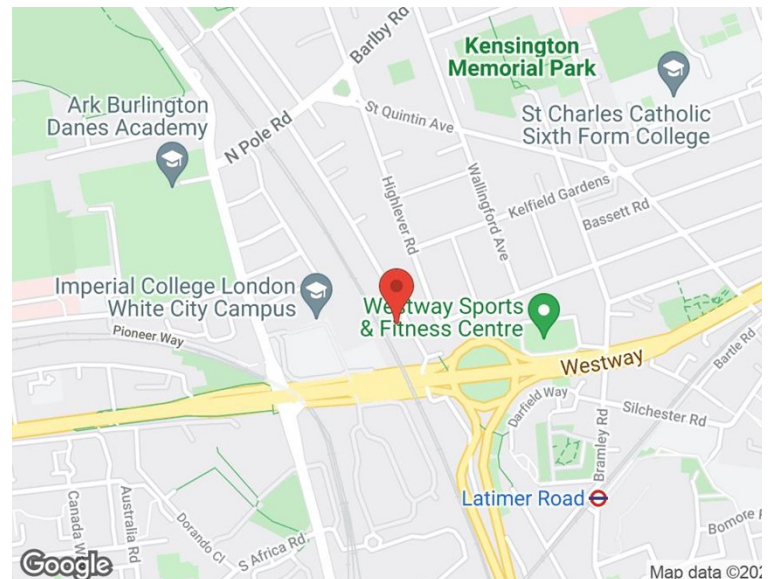
## 323-327 Latimer Road North Kensington, London, W10 6RA

UNIT 7 - A 1ST FLOOR OFFICE SUITE IN A GATED BLOCK ON LATIMER ROAD

### TO LET

Area: 567.00 FT<sup>2</sup> (52.68M<sup>2</sup>) | Rent: £13,500 per annum, exclusive |

- Good natural light
- White box finish
- Carpeted
- Electric heaters
- W/C
- Secure gated entrance
- Parking space offered at £100 per month





## 323-327 Latimer Road North Kensington, London, W10 6RA

### LOCATION:

Ivebury Court is situated on the western side of Latimer Road, adjacent to the junction with Oxford Gardens. This area has become an increasingly popular office location in recent years with many people from creative industries choosing to live and work in North Kensington.

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The office suite is positioned to the north westerly corner of this gated office complex and is accessed via a central courtyard, skeleton staircase and walkway. The suite benefits from a large floor to ceiling window, with a southerly aspect and comprises an open plan office area and glass box private office / meeting room. The unit has it's own W/C to the rear of the office area. Generally in good order but would benefit from introducing a new carpet.

Rateable Value £10,500 per annum

NB - Eligible for small business rate relief

Rates Payable £5,239.50 per annum

NB – We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Floor Area	567.00	52.68
<b>TOTAL</b>	<b>567.00FT<sup>2</sup></b>	<b>52.68M<sup>2</sup></b>

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term to be negotiated

**RENT:** £13,500.00

**RATES:** £5,239.50

**SERVICE CHARGE:** £3.00/ FT<sup>2</sup>

**POSSESSION:** Full vacant possession immediately on completion of legal formalities. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises is not registered for VAT

**EPC:** Available upon request.

### CONTACT:

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**Knight Commercial London**  
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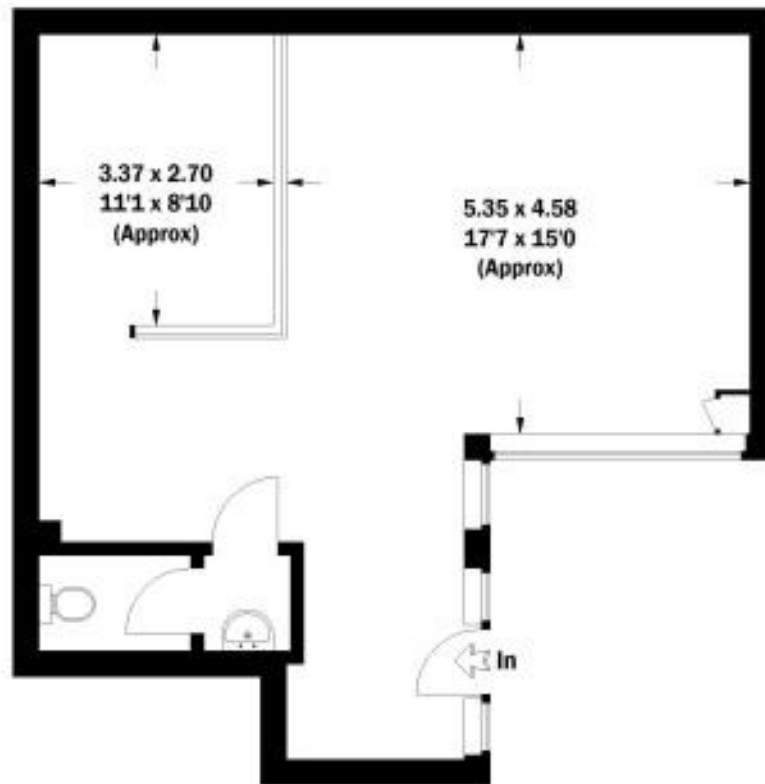
SMART



MOVES

## Ivebury Court, W10

Approximate Gross Internal Area  
52.7 sq m / 567 sq ft



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property worked on the plan. Figures given are for guidance.  
Plan is for illustrative purposes only, not to be used for valuation.