

K C L



MMXX



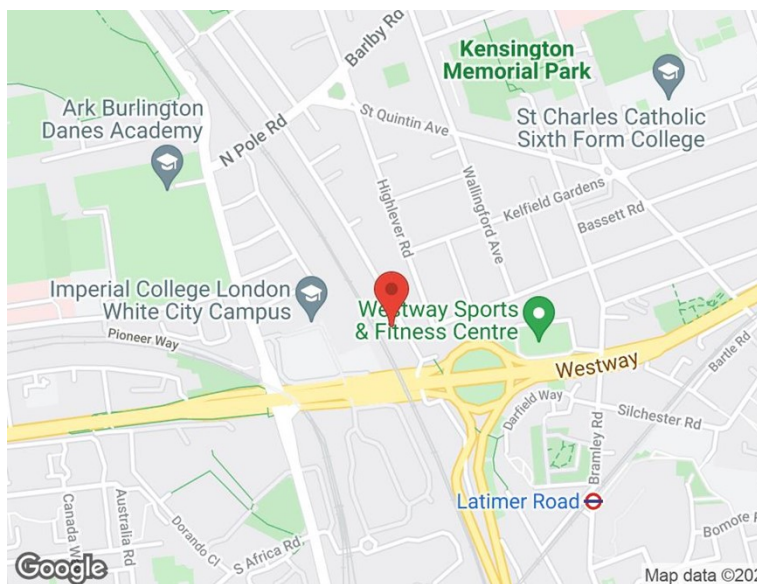
323-327 Latimer Road North Kensington, London, W10 6RA

UNIT 3 - A GROUND FLOOR OFFICE SUITE WITHIN A GATED BLOCK ON LATIMER ROAD

TO LET

Area: 513.00 FT² (47.66M²) | Rent: £12,500 per annum, exclusive |

- External security gate
- Private entrance
- Easy ground floor access
- W/C
- Parking space (additional £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 ground floor corner of the development, with private access onto a communal courtyard. The office area is arranged as an open plan space with a W/C to the rear. The condition is generally good throughout.

Rateable Value £9,500 per annum

Rates Payable £4,740.50 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

Rateable Value

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	513.00	47.66
TOTAL	513.00FT²	47.66M²

LEASE TERMS:

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

RENT: £12,500.00

RATES: £4,740.50

SERVICE CHARGE: £3.00/ FT²

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:

Justin Knight MRICS
Knight Commercial London
 07772874444
justin@knightcommerciallondon.co.uk

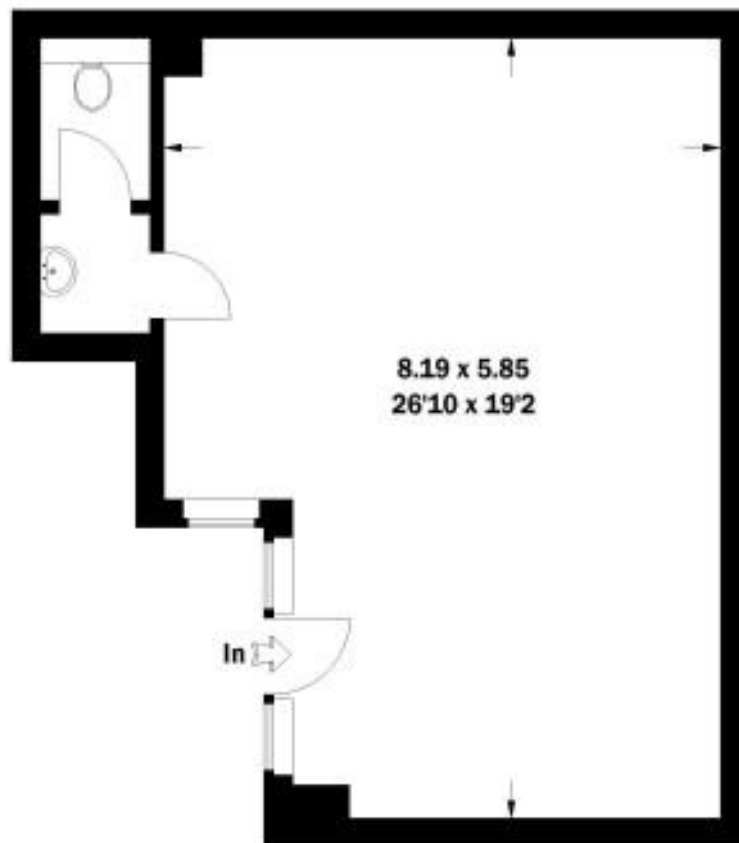
SMART



MOVES

Ivebury Court, W10

Approximate Gross Internal Area
47.7 sq m / 513 sq ft



Ground 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 as to the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.