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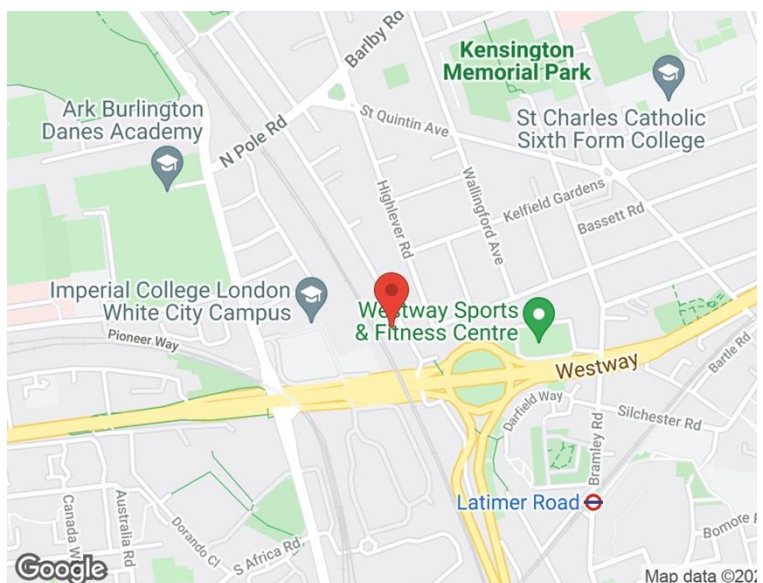
323-327 Latimer Road, North Kensington, London, W10 6RA

A GATED 2 STOREY OFFICE BLOCK COMPRISING 10 INDEPENDENT UNITS ON LATIMER ROAD

TO LET

Area: 1,242.00 FT² (115.39M²) | Rent: Asking Rent £28,000 per annum, exclusive |

- Secure gated entrance
- Each unit has a kitchenette
- Each unit has a W/C
- Parking on request 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. The immediate area is designated as a business zone which borders residential housing to the east of the premises. Other local businesses include Gumball 3000, Seven Stones, John Goslett Bathrooms, Mind The Flat, AMCK Dance, The Playground Theatre Company Limited, My Cool Cakes, Designers Guild, Shoot Studio, J White Framing, Imm Thai Café, Taste Buds Café, Tesco Local and Shelley's Pharmacy. Public transport is accessed via Latimer Road Tube Station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises was built approximately thirty years ago, with office units constructed around a gated central gated courtyard. Four small units occupy the ground floor, with four further units to the 1st floor and two larger units on the 2nd floor. The units have independent access from the central courtyard and by way of a catwalk style exterior staircase. The units are delivered in white box condition (unit 6 is painted light blue) and the floor coverings are a mix of carpet and laminate flooring. 5 off street parking spaces are arranged across the front of the premises, which are independently let on a first come first serve basis.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	1,242.00	115.39
TOTAL	1,242.00FT²	115.39M²

LEASE TERMS:

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

RENT: £28,000.00

RATES: Rateable Value £32,250 per annum

SERVICE CHARGE: £3 psf

Rates Payable £16,092.75 per annum

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

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.

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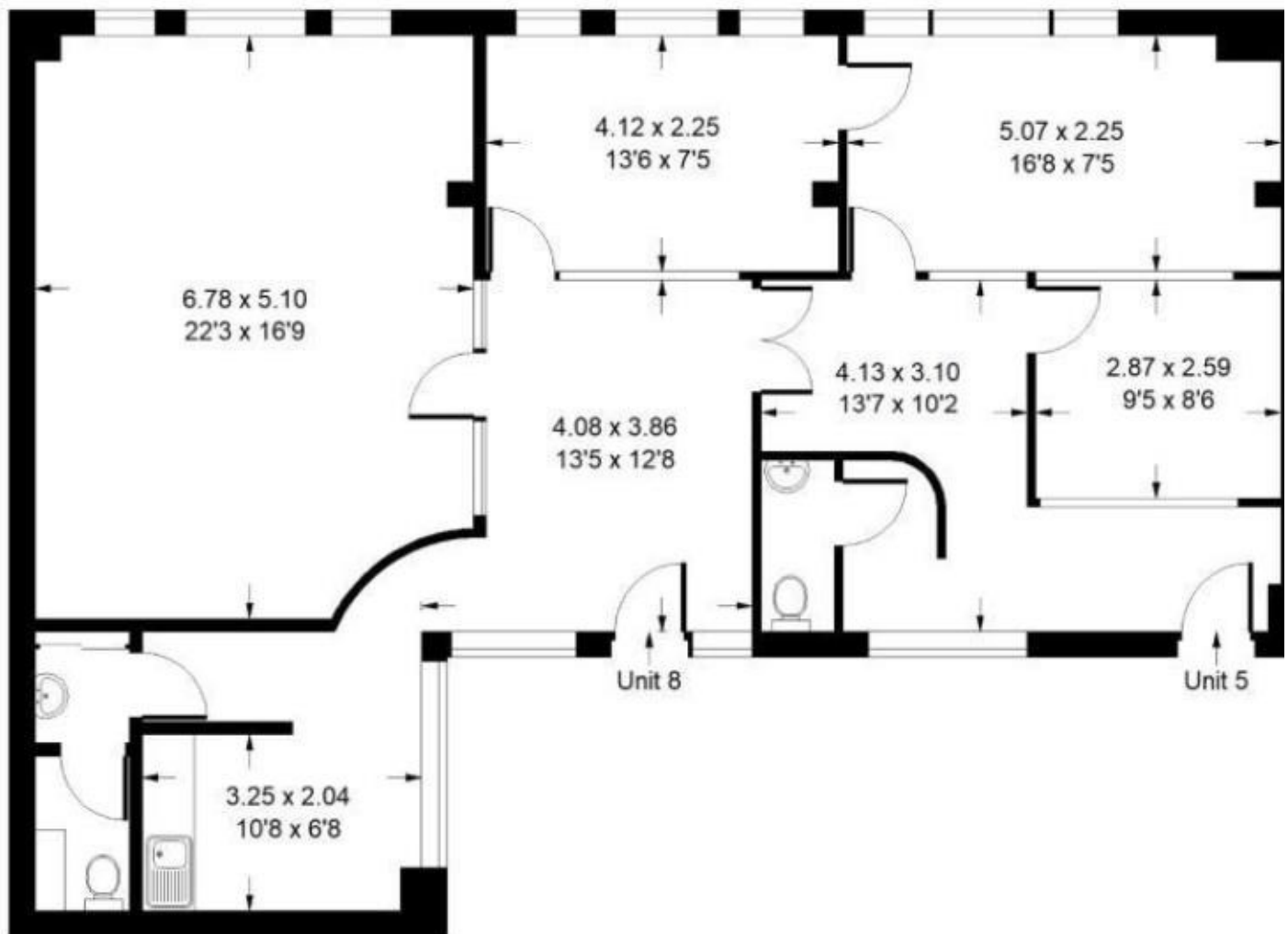
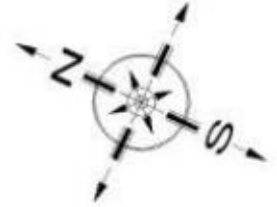
SMART



MOVES

5 & 8 Ivebury Court, W10

Approx. Gross Internal Area
115.4 sq m / 1242 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 quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.