



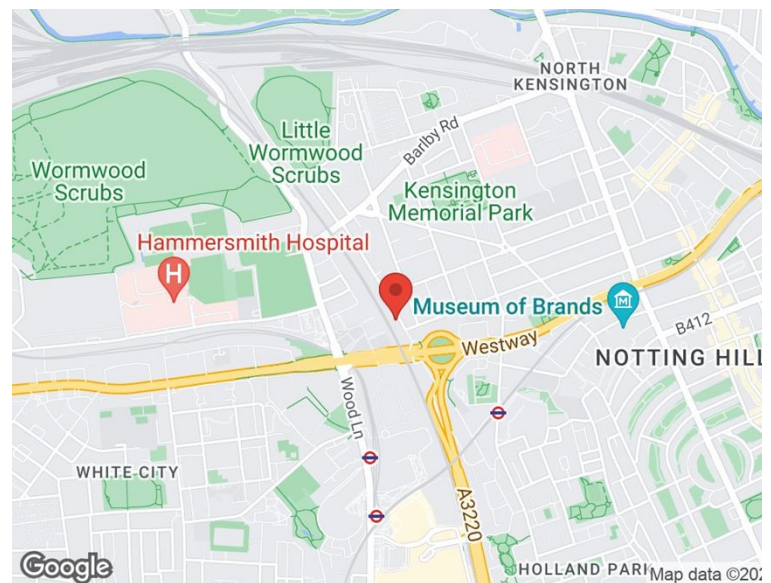
## 329 Latimer Road, North Kensington, London, W10 6RA

A 1ST FLOOR OFFICE SUITE IN A PURPOSE BUILT OFFICE COMPLEX

### TO LET

Area: 1,131.00 FT<sup>2</sup> (105.07M<sup>2</sup>) | Rent: £35,000 per annum, exclusive |

- Excellent natural light
- Modern glass, steel and brick finish
- Carpeted
- x2 W/C's
- Kitchenette
- CAT 5E & fiber optics available
- x1 off street parking





## 329 Latimer Road, North Kensington, London, W10 6RA

### LOCATION:

The premises is situated on the westerly side of Latimer Road, adjacent to the junction with Oxford Gardens. Other local businesses include Gumball 3000, Pelham Communications, Monkey Journey 2008 and Mizzi Studios.

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

### DESCRIPTION:

The office suite is accessed via a communal staircase, which leads to a short lobby area and two open plan offices areas to the front and rear of the 1st floor, benefiting from full floor to ceiling windows overlooking a central courtyard. X2 W/C's and a kitchenette are positioned to the rear of the suite and there is off street parking for 1 vehicle. The central courtyard to the building provides the only access and this is secured by high gates at night.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
1st Floor	1,131.00	105.07
<b>TOTAL</b>	<b>1,131.00FT<sup>2</sup></b>	<b>105.07M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

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

**RENT:** £35,000.00

**RATES:** £12,225.50

**SERVICE CHARGE:** POA/ FT<sup>2</sup>

**POSSESSION:** Immediately on completion of legal formalities

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** Subject to VAT

**EPC:** Available upon request.

### CONTACT:

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