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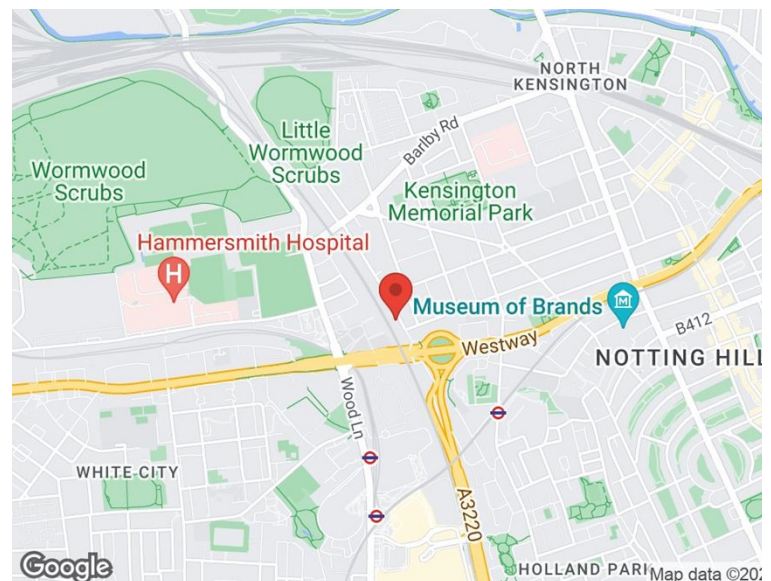
329 Latimer Road, North Kensington, London, W10 6RA

AN ARCHITECT DESIGNED, FOUR STOREY OFFICE BLOCK COMPRISING 3 INDEPENDENT OFFICE SUITES

TO LET

Area: 1,652.00 FT² (153.48M²) | Rent: £42,000 per annum, exclusive |

- Open Plan Office Area
- 2 Mezzanine Offices
- Excellent Natural Light
- High Ceilings
- Wood Floors
- Kitchenette
- Shower & W/C
- CAT 5E & Fiber optic available





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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 premises is architect designed in the manner of a ship, arranged over the 2nd & 3rd floors of this three storey brick, steel and glass building. The 2nd floor is principally open plan, with a shower and W/C to the rear and the third floor comprises two suspended offices areas, one to the front of the building and one to the rear. The finish is white box, steel and glass with hardwood floors.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
2nd & 3rd Floor Mezannines	1,652.00	153.48
TOTAL	1,652.00FT²	153.48M²

LEASE TERMS:

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

RENT: £42,000.00

SERVICE CHARGE: £3 psf

RATES:

1st Floor Office:
Rateable Value £24,500 per annum
Rates Payable £12,225.50 per annum

2nd & 3rd Floors:
Rateable Value £37,250 per annum
Rates Payable £18,587.75 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

POSSESSION: Full vacant possession immediately upon 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:

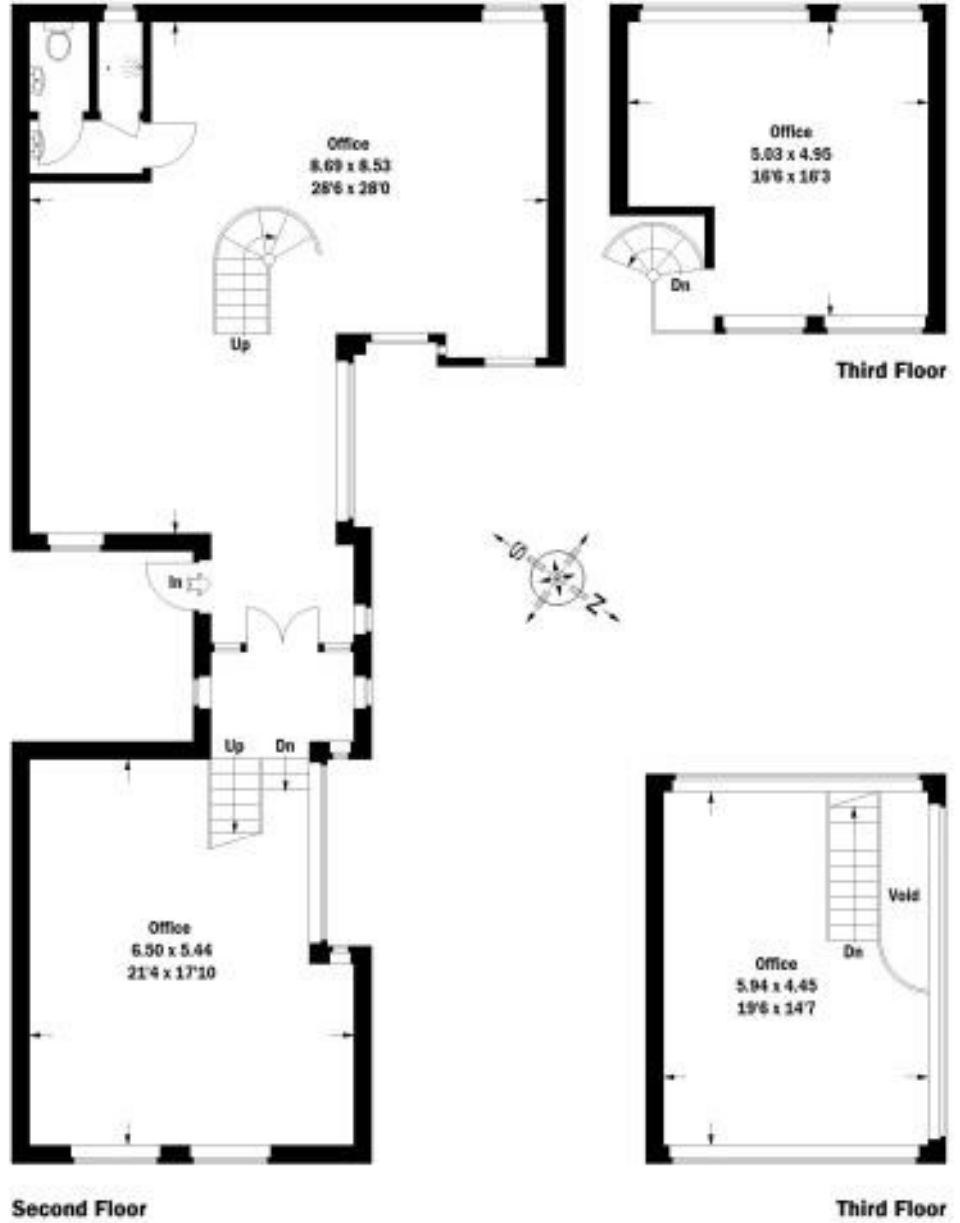
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Knight Commercial London



Latimer Road, W10

Approximate Gross Internal Area
153.5 sq m / 1652 sq ft
(Excluding Void)



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 footings of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.