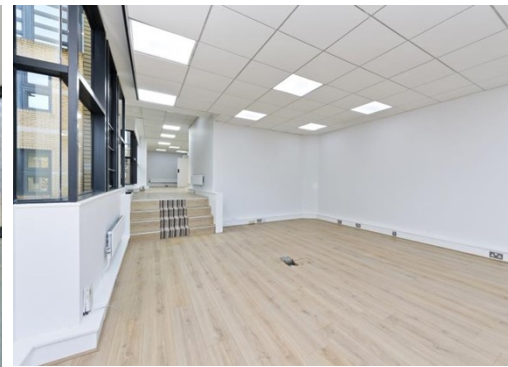


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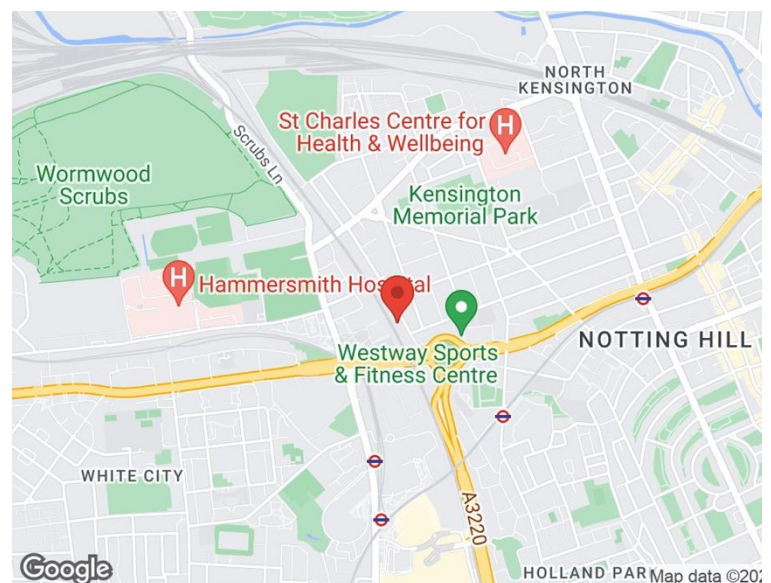
333 Latimer Road, North Kensington, London, W10 6RA

A BRIGHT & SPACIOUS 1ST FLOOR OFFICE SUITE IN LATIMER ROAD'S BUSINESS ZONE

TO LET

Area: 1,112.00 FT² (103.31M²) | Rent: £35,500 per annum, exclusive |

- Excellent natural light
- Split level open plan office area
- Private office
- Kitchenette
- x2 W/C's
- Gas boiler & central heating
- Hardwood floors
- x1 off street parking space





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LOCATION:

The premises are situated on the westerly side of Latimer Road, in between the junctions with Oxford Gardens and Latimer Place. Other local businesses include Gumball 3000, AMCK Dance, The Playground Theatre, Seven Stones, John Goslett Bathrooms, FPS Flooring, Imm Thai Café, Tesco Express and the Westway Shopping Centre. Public transport is accessed via Latimer Road tube Station (Hammersmith & City line) approx. 500m as the crow flies.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The office suite occupies the entire 1st floor of the righthand wing of the block and comprises an open plan, split level office area which runs full length from front to back. To the rear of the premises is a private office, kitchenette and x2 W/C's. There is good natural light throughout introduced by floor to ceiling plate glass windows and the décor is neutral with hardwood floors.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	1,112.00	103.31
TOTAL	1,112.00FT²	103.31M²

FLOOR PLAN:

LEASE TERMS:

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

RENT: £35,500.00

SERVICE CHARGE: £3 psf

RATES: Rateable Value £27,750 per annum
Rates Payable £13,847.25 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 on completion of legal formalities.

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

VAT: The premise is subject to VAT

EPC: Available upon request.

CONTACT:

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

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