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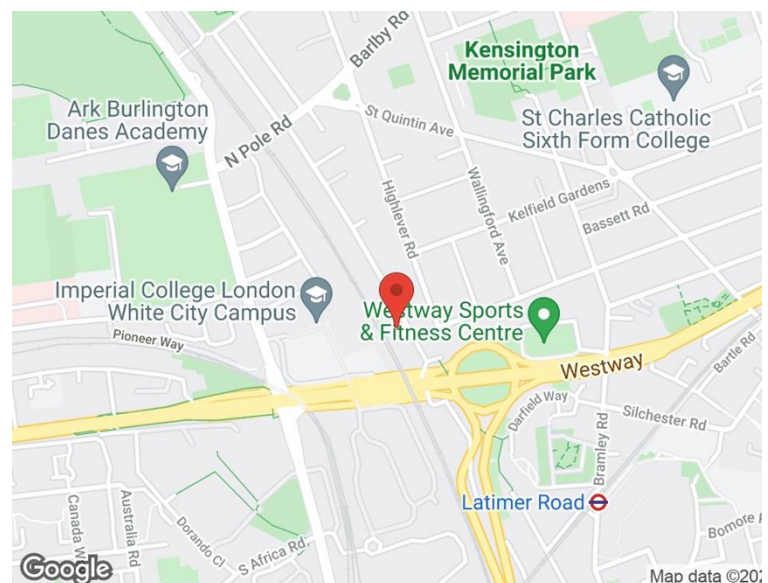
## 323-327 Latimer Road, North Kensington, London, W10 6RA

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

### TO LET

Area: 342.00 FT<sup>2</sup> (31.77M<sup>2</sup>) | Rent: £9,750 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:

Latimer Road is a designated business zone, whilst having a heavy presence of late Victorian housing on the west side of the road. The east side of the street is populated by mix of non-uniform office accommodation, mixed use buildings and commercial light industrial sheds. To the north of the road is Wormwood Scrubs, to the east Portobello Road (short walk), to the southwest The Westfield Leisure complex and to the south Notting Dale and the Westway Sports Center. Other local businesses include Gumball 3000, Seven Stones, John Goslett Bathrooms, Mind The Flat, 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 <sup>2</sup>	AREA M <sup>2</sup>
Floor Area	342.00	31.77
<b>TOTAL</b>	<b>342.00FT<sup>2</sup></b>	<b>31.77M<sup>2</sup></b>

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

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord and Tenant Act 1954 for a term of up to 3 years

<b>RENT:</b>	£9,750.00	<b>RATES:</b>	On application
<b>SERVICE CHARGE:</b>	£3 psf		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
<b>POSSESSION:</b>	Full vacant possession immediately on completion of legal formalities.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.
<b>VAT:</b>	The premises is not registered for VAT	<b>EPC:</b>	Available upon request.

### CONTACT:

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