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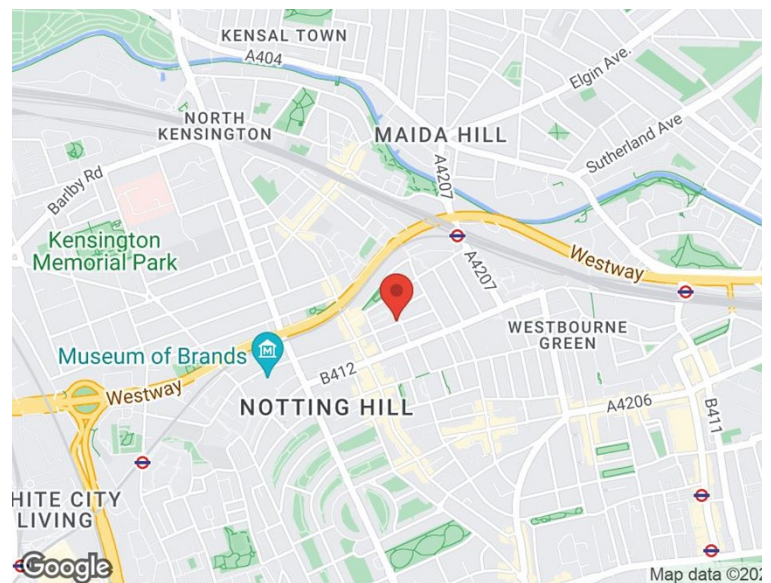
## 19 All Saints Road, London, W11 1HE

A BRIGHT 2ND FLOOR OFFICE WITH A RETURN FRONTAGE CLOSE TO PORTOBELLO ROAD

### TO LET

Area: 735.00 FT<sup>2</sup> (68.28M<sup>2</sup>) | Rent: £32,000 per annum, exclusive |

- Period corner building
- Bright twin aspects
- Good ceiling height
- Fitted storage units
- x2 glass box office suites
- Kitchenette
- Male & Female W/C's
- Ancillary private office





SMART

MOVES

## 19 All Saints Road, London, W11 1HE

### LOCATION:

The premises are situated at the end of a parade of shops and uppers, on the westerly side of All Saints Road, at the corner of the junction with Lancaster Road. Other local businesses include; Edwins Bathrooms, Indor, Dorin & Coppel, Venusrox, Kem Nail Bar, Catnips, People's Sound Records, Portobello Music, Conscience Kitchen, The Tin Shed, Empire Empire (Indian), Brooklyn Pizza Crew, The Little Yellow Door and The Pelican. Public transport is accessed via Notting Hill Gate (Central line) and Ladbroke Grove (Hammersmith & City line).

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

### DESCRIPTION:

The office premises occupies the 2nd floor of a 3 storey, mixed-use, Victorian corner building, which is accessed via Lancaster Road. A communal staircase rises to the office suite and comprises two parts. The principle area is divided into 2 private offices for approximately 10 people and connected by a corridor fitted with floor to ceiling storage units and a kitchenette. The second area, also accessed via the communal staircase, and fitted as a 2 person office / storage. Ladies and gents W/C are also accessed via the communal staircase. The premises is fitted with a security alarm (currently not enabled), smoke alarms, hot water boiler and electric wall mounted heaters. Excellent natural light and good condition.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
2nd Floor Office	735.00	68.28
<b>TOTAL</b>	<b>735.00FT<sup>2</sup></b>	<b>68.28M<sup>2</sup></b>

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

### LEASE TERMS:

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

**RENT:** £32,000.00

**SERVICE CHARGE:** TBC

### RATES:

Rateable Value £25,000 per annum  
Rates Payable £12,475 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 premises is not elected for VAT

**EPC:** Available upon request.

### CONTACT:

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