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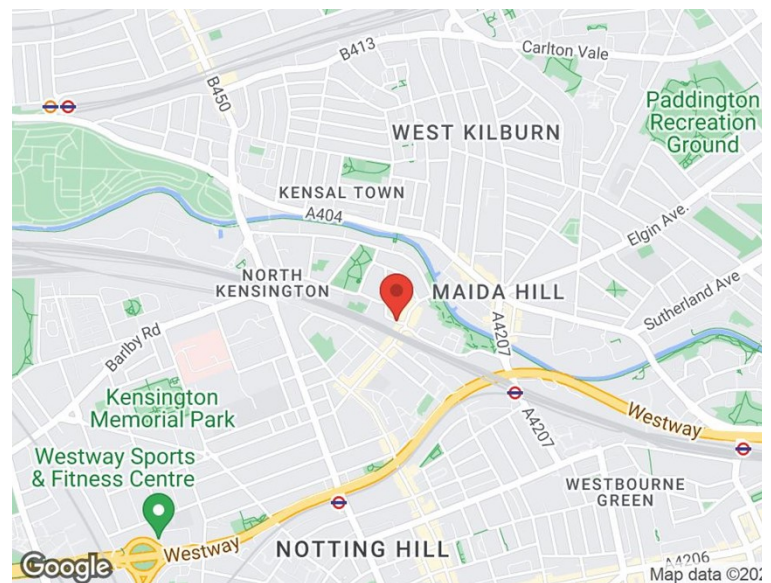
## Southam Street, London, W10 5PH

A STUDIO / WORKSHOP / OFFICE UNIT OFF GOLBORNE ROAD ADJACENT TO TRELICK TOWER

### TO LET

Area: 610.00 FT<sup>2</sup> (56.67M<sup>2</sup>) | Rent: £25,500 per annum |

- White box finish
- Double height ceilings
- Kitchenette
- Hot water boiler
- W/C
- Wall mounted electric heaters
- Pendant lighting (fittings not supplied)





## Southam Street, London, W10 5PH

### LOCATION:

The premises are situated on the southerly side of Southam Street, in between the junctions with Adair Road and Golborne Road. Other local businesses include Sister Jane, Trend & Fayre, Goldfinger Furniture Maker, Costcutter, Sharp & Flask Barbers, Caia, Lisboa Patisserie, De Nadas Empanadas, Of the Bea, Golborne Deli, Strakers, Falafel King, Klear Labs and Pannel London Sicilian Street Food. Public transport is accessed via Westbourne Park tube station (Hammersmith & City line).

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

### DESCRIPTION:

A light industrial studio / workshop / office (use class E) building of red brick construction with a corrugated composite roof. The raised ground floor is accessed via double doors, which lead to an open plan area fitted with a kitchen and W/C. To the rear are further part glazed double doors opening onto a Juliette balcony and a spiral staircase rises to the mezzanine level. The floors are concrete, there are electric wall mounted heaters and a hot water boiler and there is pendent lighting throughout (light fittings will be removed).

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	413.00	38.37
Mezzanine	197.00	18.30
<b>TOTAL</b>	<b>610.00FT<sup>2</sup></b>	<b>56.67M<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 5 years.

**RENT:** £25,500.00

**SERVICE CHARGE:** TBC

**RATES:** Rateable Value: £15,500 per annum  
Rates Payable: £7,734.50 per annum

NB - We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's business rates department.

**POSSESSION:** Full vacant possession immediately on completion of legal formalities

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

**VAT:** Not elected for VAT

**EPC:** Available upon request.

### CONTACT:

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